



# 2017

## Annual Statistical Review and Highlights

Rev2-1.25.18

# Contents

# 2017 Highlights

2017 Highlights .....	2
NWMLS Profile.....	3
Sales—Prices by County (map) .....	3
New Listings	
Single Family Homes + Condos .....	4
2017 vs 2016.....	6
Total Active Listings	
Single Family Homes + Condos .....	7
Number of Listings Since 2005 .....	8
Pending Sales	
Single Family Homes + Condos .....	9
Number of Pendlings Since 2005.....	10
Single Family Homes Only.....	11
Condos Only.....	12
Ratio of SFH to Condos.....	13
Month's Supply	
Single Family Homes + Condos .....	14
Closed Sales: Units and Prices	
Single Family Homes + Condos .....	19
Dollar Volume .....	20
Median Prices—2017 vs 2016 .....	20
Closing Prices By County/Area—	
Single Family Homes Only.....	22
Distribution of Sales	
By Number of Bedrooms.....	23
Prices—2017 vs 2016 .....	24
Closed Sales—Units	
Single Family Homes .....	25
Dollar Volume .....	26
Prices Comparison by County	
3-Bedroom Homes .....	27
New Construction	
Units and Median Prices .....	28
Single Family Homes vs Condos .....	29
Summary of Condo Sales.....	30
High End Property Sales by County .....	31
Average Prices Since 1989	
Single Family Homes + Condos .....	32
Single Family Homes Only.....	33
Condos Only .....	33
Median Prices since 2007	
Single Family Homes Only.....	34
Price Comparison by School Districts.....	36
Index of NWMLS Map Area Numbers.....	38

## Closed sales:

Northwest MLS broker members reported 99,345 closed sales valued at more than \$46.5 billion ([p. 26](#)).

## Median price:

In 2017, the median price for closed sales of single family homes and condos system-wide was \$370,000. By county, the median ranged from \$133,000 in Ferry Co. to \$562,000 in King Co ([p. 19](#)).

## New listings:

MLS members added 114,297 new listings during the year, a slight gain (+1,040) over 2016 ([p. 4](#)).

## Months of supply:

Inventory, as measured by months of supply, was well below the level of a "balanced market" all year, with less than one month of supply near many urban job centers ([p. 17](#)).

## Highest prices:

Among 23 counties in the MLS service area, King County had the highest median price for single family homes (\$627,000), a jump of more than 14.4% from the previous year ([p. 20](#)).

## New construction:

Newly-built homes accounted for about 11.1 percent of sales during 2017. The median price for new construction single family homes was \$524,900; for new condos it was \$554,950 (new condos in downtown Seattle fetched more than \$1.2 million) ([p. 28](#)).

## Peak activity time:

New listing activity peaked in June ([p. 4](#)), while pending sales (mutually accepted offers) hit the highest monthly total in May ([p. 9](#)).

## Condos:

Condos accounted for about 13.6 percent of all sales during 2017, with approximately six of every 10 condo sales occurring in King County ([p. 13](#)).

## Prices, 3 BR homes:

A comparison of prices for 3-bedroom homes shows wide ranges across the MLS market area, topped by San Juan County where the median price was \$600,000. At the other end of the spectrum, the typical 3-bedroom home in Douglas County had a median price of \$178,650 ([p. 27](#)).

## Prices, school districts:

In three school districts, median prices for single family homes topped \$1 million, led by Mercer Island at \$1,546,000 ([p. 36](#)).

## Luxury sales:

MLS members sold 5,727 single family homes priced at \$1 million or higher (including 43 that sold for \$5 million and up), and 2,604 condos priced at more than a half-million dollars. The most expensive home, located in Medina, commanded more than \$23 million ([p. 31](#)).

## Northwest MLS members:

This report reflects the work of more than 28,000 brokers in nearly 2,100 member companies ([p. 3](#)).

# NWMLS Profile

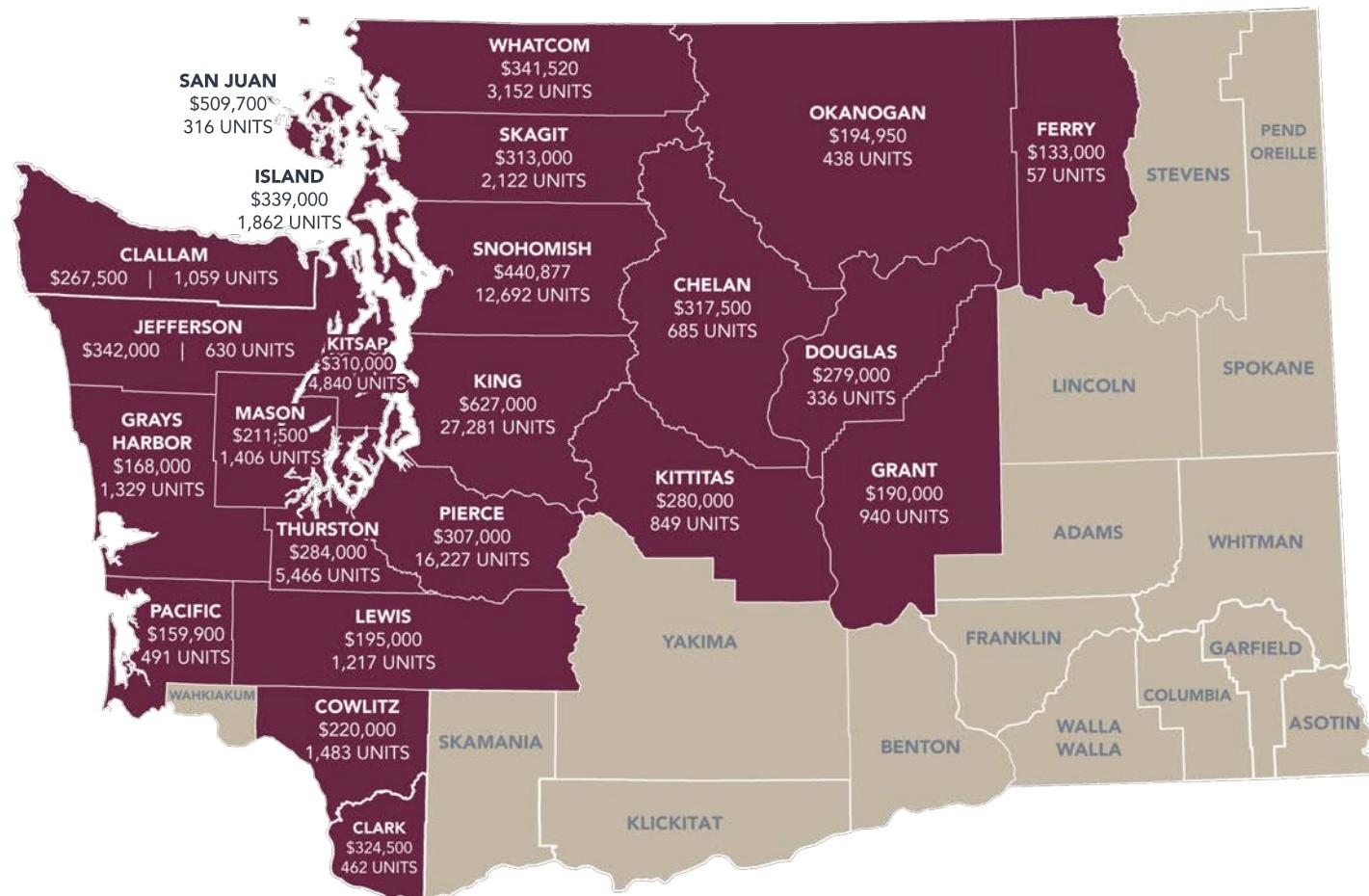
By county as of 12/31/17

• Member companies	<b>2,081</b>
• Brokers	<b>27,930</b>
• Counties	<b>23</b>
• Total sales volume	<b>\$46.5 Billion</b>

County	Companies	Offices	Brokers
King	911	1,008	14,825
Snohomish	247	267	3,531
Pierce	279	305	3,645
Kitsap	87	95	840
Mason	16	17	147
Skagit	47	50	475
Grays Harbor	28	29	163
Lewis	23	24	158
Cowlitz	25	25	203
Grant	25	28	184
Thurston	85	86	928
San Juan	13	13	120
Island	34	41	318
Kittitas	21	24	136
Jefferson	13	14	125
Okanogan	22	25	74
Whatcom	73	85	1,038
Clark	46	46	330
Pacific	10	14	78
Ferry	03	03	07
Clallam	24	26	202
Chelan	23	29	286
Douglas	01	01	14
Out of Area	25	25	103
Total	<b>2,081</b>	<b>2,280</b>	<b>27,930</b>

# 2017 Median Prices by County

Closed Sales, Single Family Homes Only



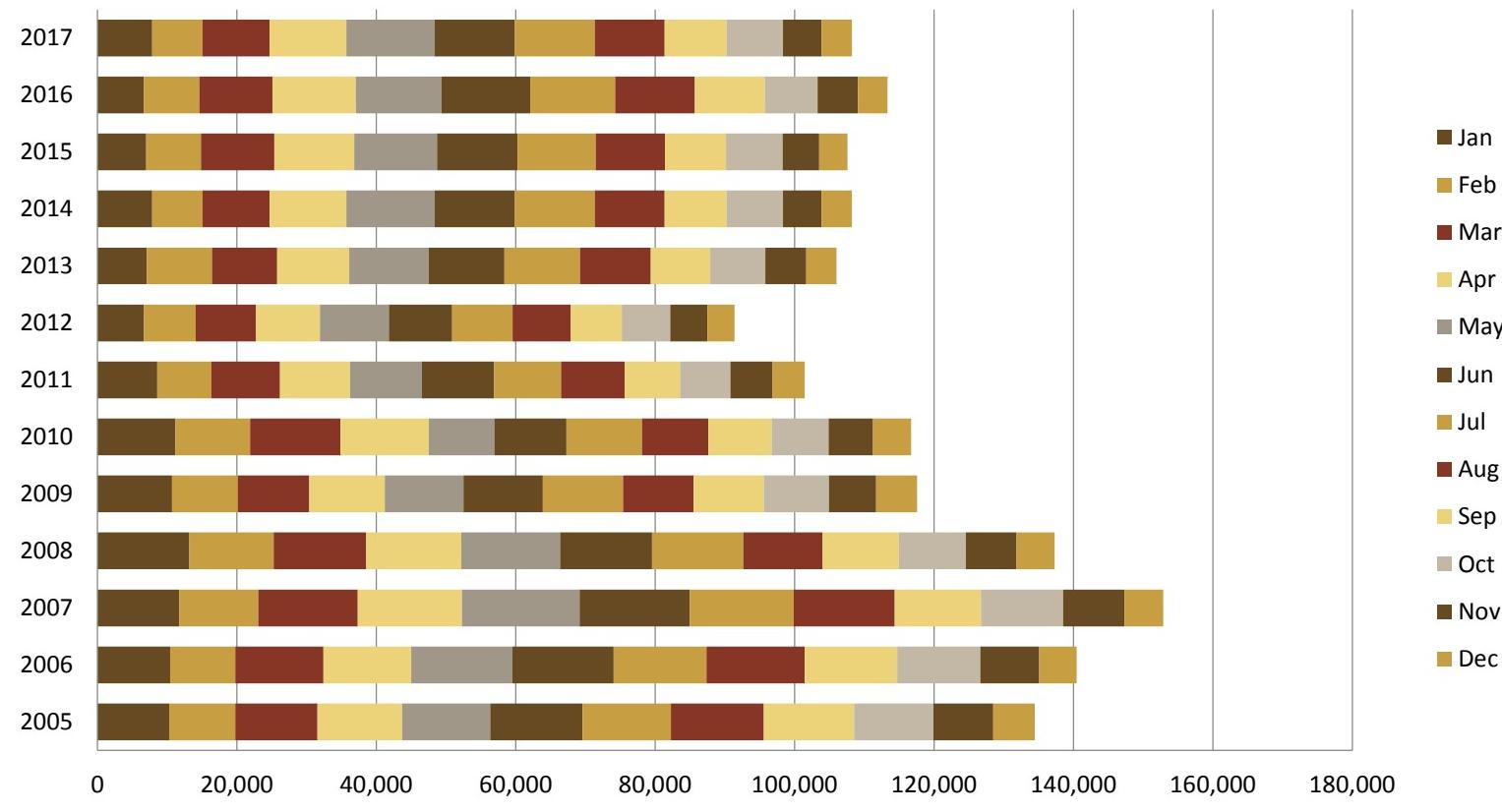
# New Listings

## 2017 SINGLE FAMILY HOMES + CONDOMINIUMS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2017	2016	% chg
King	2,272	2,389	3,719	3,676	4,484	4,769	4,191	3,933	3,856	3,088	2,102	1,165	39,644	40,766	-2.75%
Snohomish	999	1,083	1,537	1,522	2,108	2,135	1,876	1,886	1,594	1,284	924	614	17,562	17,648	-0.49%
Pierce	1,141	1,217	1,815	1,762	2,235	2,295	2,097	1,959	1,669	1,441	1,035	872	19,538	18,790	3.98%
Kitsap	365	319	453	500	660	658	638	565	491	403	332	207	5,591	5,761	-2.95%
Mason	88	94	157	178	226	200	213	176	134	100	73	55	1,694	1,606	5.48%
Skagit	144	183	238	246	307	338	286	308	218	175	121	80	2,644	2,636	0.30%
Grays Harbor	139	88	145	166	226	208	207	187	140	122	107	70	1,805	1,725	4.64%
Lewis	93	98	111	156	193	179	179	147	120	124	85	64	1,549	1,351	14.66%
Cowlitz	72	100	163	160	217	204	185	212	145	161	101	71	1,791	1,595	12.29%
Grant	54	59	134	152	154	137	130	126	106	94	67	46	1,259	1,214	3.71%
Thurston	395	379	575	586	728	708	673	646	476	455	334	247	6,202	6,052	2.48%
San Juan	19	28	44	60	70	54	54	62	25	22	20	18	476	469	1.49%
Island	141	146	197	233	301	274	246	243	179	165	115	83	2,323	2,308	0.65%
Kittitas	47	55	99	135	181	145	136	129	80	69	60	39	1,175	1,069	9.92%
Jefferson	55	43	65	86	103	123	94	89	66	49	38	21	832	868	-4.15%
Okanogan	25	27	46	65	120	102	71	73	48	37	28	18	660	684	-3.51%
Whatcom	230	246	390	474	572	568	498	524	353	313	247	174	4,589	4,463	2.82%
Clark	27	32	37	48	54	68	66	68	75	65	51	24	615	525	17.14%
Pacific	53	46	65	63	98	79	64	84	43	44	44	31	714	703	1.56%
Ferry	3	5	5	7	11	9	8	15	8	4	1	3	79	98	-19.39%
Clallam	67	81	122	156	144	167	148	131	120	85	66	52	1,339	1,007	32.97%
Chelan	44	56	96	91	145	115	99	116	68	75	60	38	1,003	1,047	-4.20%
Douglas	12	38	41	45	61	51	62	36	42	45	45	30	508	458	10.92%
Others	22	36	67	81	99	72	79	66	64	46	42	31	705	462	52.60%
Total	6,507	6,848	10,321	10,648	13,497	13,658	12,300	11,781	10,120	8,466	6,098	4,053	114,297	113,305	0.88%

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD	Average/Mo.
2005	10,266	9,487	11,808	12,116	12,684	13,228	12,652	13,358	12,929	11,405	8,560	5,969	134,462	11,205
2006	10,436	9,327	12,639	12,594	14,505	14,541	13,319	14,077	13,291	11,910	8,453	5,357	140,449	11,704
2007	11,719	11,333	14,281	14,930	16,888	15,818	14,875	14,500	12,385	11,785	8,805	5,543	152,862	12,739
2008	13,186	12,104	13,274	13,607	14,176	13,187	13,093	11,415	10,889	9,647	7,270	5,430	137,278	11,440
2009	10,713	9,421	10,252	10,824	11,278	11,410	11,481	10,132	10,054	9,344	6,801	5,873	117,583	9,799
2010	11,206	10,663	12,994	12,664	9,385	10,354	10,850	9,533	9,038	8,212	6,340	5,460	116,699	9,725
2011	8,556	7,793	9,812	10,083	10,293	10,334	9,626	9,128	7,923	7,235	6,043	4,604	101,430	8,453
2012	6,666	7,390	8,710	9,166	9,861	9,104	8,632	8,379	7,300	6,979	5,315	3,857	91,359	7,613
2013	7,096	9,327	9,332	10,351	11,445	10,806	10,860	10,172	8,529	7,894	5,853	4,333	105,998	8,833
2014	7,852	7,234	9,598	11,043	12,605	11,541	11,437	10,054	8,878	8,102	5,521	4,367	108,232	9,019
2015	6,989	7,852	10,505	11,495	11,862	11,581	11,198	9,921	8,772	8,094	5,268	4,041	107,578	8,965
2016	6,670	7,931	10,511	11,939	12,272	12,759	12,178	11,411	10,047	7,591	5,779	4,217	113,305	9,442
2017	7,852	7,234	9,598	11,043	12,605	11,541	11,437	10,054	8,878	8,102	5,521	4,367	108,232	9,019

## New Listings 2005–2017



# New Listings

## 2017 VS 2016 SINGLE FAMILY HOMES + CONDOMINIUMS

	Jan		Feb		Mar		Apr		May		Jun		Jul		Aug		Sept		Oct		Nov		Dec	
	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016
King	2,272	2,407	2,389	2,791	3,719	3,839	3,676	4,236	4,484	4,334	4,769	4,767	4,191	4,385	3,933	3,953	3,856	4,001	3,088	2,739	2,102	1,958	1,165	1,329
Snohomish	999	1,067	1,083	1,272	1,537	1,621	1,522	1,813	2,108	1,862	2,135	1,927	1,876	1,877	1,886	1,826	1,594	1,625	1,284	1,161	924	939	614	658
Pierce	1,141	1,124	1,217	1,313	1,815	1,697	1,762	1,939	2,235	1,989	2,295	2,015	2,097	2,057	1,959	1,975	1,669	1,524	1,441	1,326	1,035	1,016	872	807
Kitsap	365	339	319	407	453	482	500	568	660	608	658	616	638	654	565	591	491	493	403	423	332	330	207	249
Mason	88	94	94	121	157	138	178	173	226	217	200	179	213	180	176	148	134	118	100	91	73	95	55	52
Skagit	144	129	183	200	238	257	246	287	307	290	338	279	286	282	308	286	218	233	175	164	121	124	80	105
Grays Harbor	139	114	88	124	145	162	166	198	226	188	208	185	207	195	187	177	140	127	122	91	107	85	70	79
Lewis	93	79	98	128	111	132	156	136	193	164	179	135	179	138	147	130	120	92	124	85	85	80	64	52
Cowlitz	72	106	100	103	163	130	160	171	217	171	204	191	185	157	212	177	145	128	161	121	101	64	71	75
Grant	54	68	59	103	134	117	152	141	154	137	137	121	130	117	126	127	106	90	94	88	67	61	46	44
Thurston	395	359	379	416	575	520	586	640	728	669	708	708	673	687	646	617	476	494	455	374	334	326	247	242
San Juan	19	19	28	32	44	35	60	87	70	63	54	49	54	58	62	52	25	17	22	28	20	16	18	13
Island	141	114	146	147	197	241	233	281	301	258	274	258	246	240	243	231	179	196	165	152	115	112	83	78
Kittitas	47	38	55	72	99	113	135	116	181	146	145	131	136	119	129	111	80	75	69	63	60	46	39	39
Jefferson	55	38	43	54	65	74	86	107	103	104	123	108	94	82	89	76	66	56	49	97	38	42	21	30
Okanogan	25	22	27	35	46	69	65	92	120	120	102	91	71	73	73	51	48	50	37	26	28	29	18	26
Whatcom	230	297	246	338	390	445	474	493	572	474	568	524	498	455	524	432	353	348	313	270	247	215	174	172
Clark	27	42	32	24	37	37	48	59	54	50	68	60	66	60	68	51	75	45	65	44	51	29	24	24
Pacific	53	44	46	45	65	86	63	82	98	84	79	82	64	84	84	67	43	40	44	26	44	35	31	28
Ferry	3	2	5	8	5	14	7	17	11	8	9	8	8	8	15	9	8	3	4	14	1	5	3	2
Clallam	67	49	81	58	122	87	156	96	144	106	167	112	148	111	131	108	120	108	85	67	66	62	52	43
Chelan	44	62	56	68	96	109	91	118	145	128	115	124	99	74	116	121	68	87	75	64	60	54	38	38
Douglas	12	30	38	32	41	64	45	44	61	56	51	37	62	43	36	48	42	37	45	30	45	18	30	19
Others	22	27	36	40	67	42	81	45	99	46	72	52	79	42	66	47	64	42	46	31	42	35	31	13
Total	6,507	6,670	6,848	7,931	10,321	10,511	10,648	11,939	13,497	12,272	13,658	12,759	12,300	12,178	11,781	11,411	10,120	10,029	8,466	7,575	6,098	5,776	4,053	4,217
% change	-2.44%	-13.66%	-1.81%	-10.81%	9.98%	7.05%	1.00%	3.24%	0.91%	11.76%	5.57%	-3.89%												

# Active Listings

## 2017 SINGLE FAMILY HOMES + CONDOMINIUMS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Avg
King	1,885	1,729	2,100	2,281	2,568	3,055	3,465	3,329	3,693	3,108	2,234	1,374	2,568
Snohomish	888	840	892	1,004	1,275	1,580	1,759	1,830	1,850	1,476	1,100	709	1,267
Pierce	1,575	1,416	1,533	1,604	1,897	2,326	2,499	2,555	2,556	2,204	1,830	1,500	1,958
Kitsap	609	540	547	588	671	765	812	788	757	629	539	397	637
Mason	284	263	265	292	346	360	400	395	383	344	281	229	320
Skagit	329	299	319	327	362	442	465	539	508	462	393	308	396
Grays Harbor	413	387	396	396	443	477	511	515	469	409	386	336	428
Lewis	263	243	220	240	304	341	369	390	378	333	319	274	306
Cowlitz	156	143	166	183	208	232	281	327	289	294	259	219	230
Grant	298	274	286	323	341	360	383	382	345	300	278	252	319
Thurston	640	577	575	606	672	773	862	885	797	711	572	490	680
San Juan	177	180	187	221	250	262	284	287	248	219	207	164	224
Island	296	280	307	337	398	459	485	480	449	408	335	279	376
Kittitas	155	142	147	177	237	249	267	294	279	237	210	140	211
Jefferson	208	192	184	204	235	286	295	277	251	215	191	159	225
Okanogan	236	236	236	255	315	354	346	357	327	289	260	216	286
Whatcom	516	503	515	607	724	833	906	968	910	782	666	542	706
Clark	46	53	41	57	75	89	98	109	139	134	113	80	86
Pacific	187	189	193	204	253	258	260	261	245	214	207	188	222
Ferry	55	54	50	48	54	52	56	57	55	51	46	41	52
Clallam	192	194	212	254	290	334	348	359	362	294	247	217	275
Chelan	185	181	202	205	254	271	264	265	261	232	216	176	226
Douglas	56	62	58	70	75	79	90	89	100	108	111	104	84
Others	101	112	141	194	232	243	244	249	237	227	193	159	194
Total	9,750	9,089	9,772	10,677	12,479	14,480	15,749	15,987	15,888	13,680	11,193	8,553	12,275

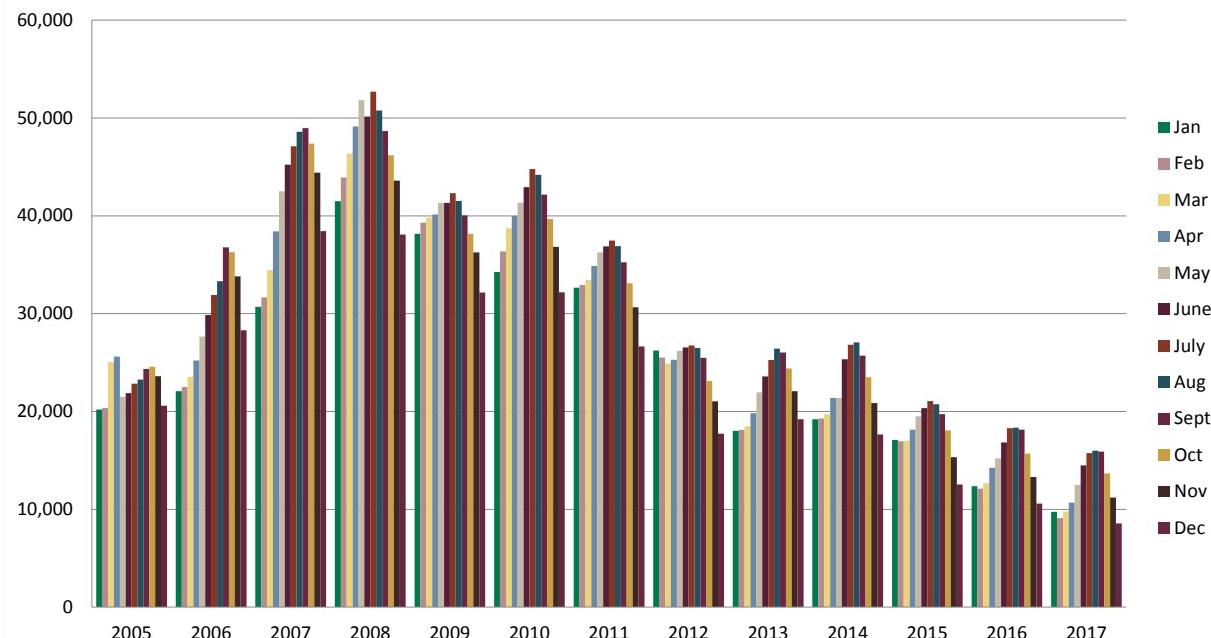
# Active Listings

SINGLE FAMILY HOMES + CONDOMINIUMS SINCE 2005

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2005	20,196	20,343	25,047	<b>25,607</b>	21,499	21,871	22,839	23,260	24,336	24,570	23,597	20,595
2006	22,084	22,504	23,533	25,215	27,660	29,856	31,910	33,316	36,786	<b>36,282</b>	33,817	28,307
2007	30,700	31,658	34,463	38,408	42,514	45,223	47,106	48,585	<b>48,969</b>	47,381	44,399	38,440
2008	41,498	43,927	46,358	49,141	51,817	50,143	<b>52,694</b>	50,772	48,665	46,189	43,584	38,089
2009	38,171	39,299	39,825	40,147	41,318	41,317	<b>42,320</b>	41,528	40,041	38,159	36,266	32,152
2010	34,256	36,350	38,716	39,999	41,318	42,940	<b>44,770</b>	44,186	42,153	39,677	36,835	32,171
2011	32,647	32,922	33,444	34,862	36,261	36,871	<b>37,465</b>	36,907	35,254	33,094	30,650	26,639
2012	26,226	25,510	24,883	25,291	26,191	26,545	<b>26,747</b>	26,506	25,476	23,115	21,042	17,718
2013	18,008	18,114	18,500	19,826	21,943	23,581	25,272	<b>26,433</b>	26,014	24,391	22,061	19,214
2014	19,195	19,273	19,736	21,390	21,390	25,342	26,813	<b>27,060</b>	25,717	23,501	20,864	17,659
2015	17,082	16,946	17,007	18,132	19,515	20,333	<b>21,069</b>	20,749	19,724	18,068	15,327	12,522
2016	12,357	12,107	12,653	14,235	15,198	16,838	18,287	<b>18,336</b>	18,136	15,690	13,303	10,571
2017	9,750	9,089	9,772	10,677	12,479	14,480	15,749	<b>15,987</b>	15,888	13,680	11,193	8,553

**Bold red numbers indicate month with highest volume**

Total Active Listings Since 2005



# Pending Sales

## 2017 SINGLE FAMILY HOMES + CONDOMINIUMS

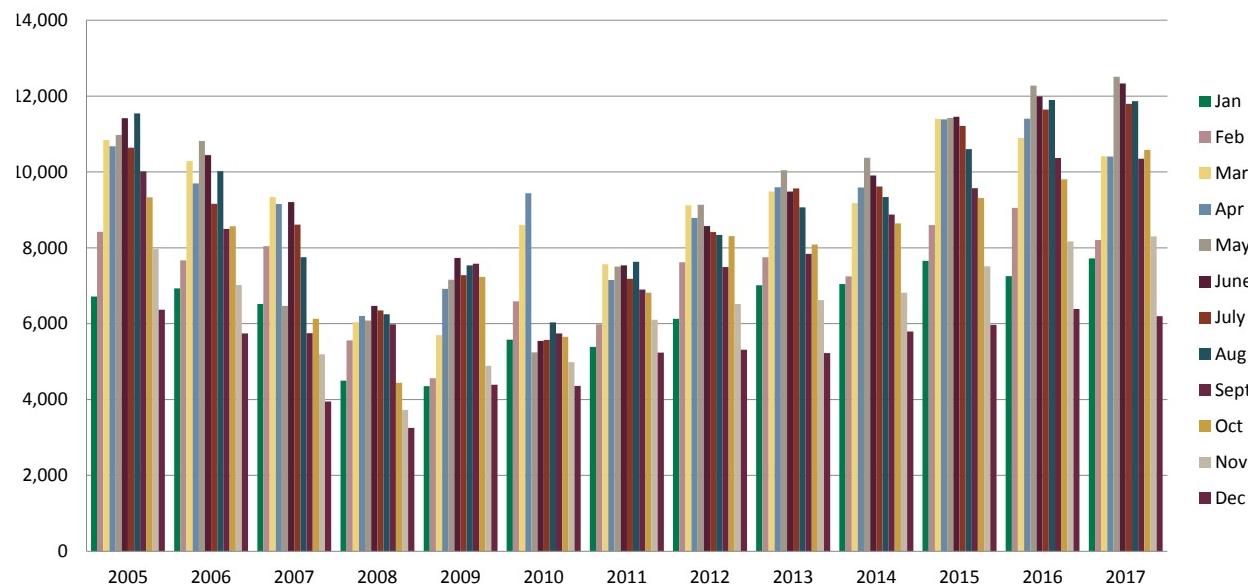
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total	% all Res
King	2,468	2,639	3,500	3,570	4,308	4,276	3,787	4,003	3,514	3,533	2,831	1,850	40,279	33.37%
Snohomish	1,238	1,296	1,614	1,527	1,948	1,949	1,856	1,885	1,614	1,710	1,332	1,009	18,978	15.72%
Pierce	1,530	1,616	1,928	1,920	2,215	2,143	2,208	2,123	1,775	1,934	1,478	1,248	22,118	18.32%
Kitsap	454	439	519	523	636	619	663	626	538	563	453	353	6,386	5.29%
Mason	113	120	177	165	184	205	198	196	155	145	100	86	1,844	1.53%
Skagit	166	229	249	260	302	283	282	254	241	207	170	142	2,785	2.31%
Grays Harbor	139	122	149	166	186	190	204	197	176	180	134	110	1,953	1.62%
Lewis	98	136	156	130	137	171	162	142	135	160	101	79	1,607	1.33%
Cowlitz	114	133	166	170	223	195	175	190	186	177	151	112	1,992	1.65%
Grant	44	80	115	107	141	121	126	112	115	100	72	55	1,188	0.98%
Thurston	478	481	628	622	734	702	626	649	586	560	455	325	6,846	5.67%
San Juan	24	24	36	30	43	30	34	54	55	46	29	19	424	0.35%
Island	193	181	177	199	240	214	246	236	195	198	174	129	2,382	1.97%
Kittitas	60	63	96	101	125	123	110	96	85	92	61	61	1,073	0.89%
Jefferson	51	59	73	81	78	76	91	93	90	77	59	43	871	0.72%
Okanogan	26	24	40	37	67	57	64	59	64	46	25	27	536	0.44%
Whatcom	287	278	413	400	509	482	456	474	408	407	326	252	4,692	3.89%
Clark	37	31	50	37	39	59	55	62	58	68	59	48	603	0.50%
Pacific	52	46	62	56	63	79	72	76	62	70	36	35	709	0.59%
Ferry	2	3	7	11	3	5	4	16	4	7	4	4	70	0.06%
Clallam	76	93	106	123	115	142	150	118	126	143	107	81	1,380	1.14%
Chelan	41	62	70	101	94	100	106	105	69	77	59	57	941	0.78%
Douglas	12	32	44	37	60	45	53	40	33	38	33	34	461	0.38%
Others	21	22	40	37	61	68	72	61	64	48	55	39	588	0.49%
Total	7,724	8,209	10,415	10,410	12,511	12,334	11,800	11,867	10,348	10,586	8,304	6,198	120,706	100.00%
% by Q			21.83%			29.21%			28.18%				20.78%	

# Pending Sales

SINGLE FAMILY HOMES + CONDOMINIUMS SINCE 2005

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total	% change vs prior year
2005	6,714	8,426	10,841	10,677	10,973	11,420	10,640	11,546	10,014	9,332	7,966	6,368	114,917	
2006	6,931	7,673	10,289	9,702	10,817	10,448	9,165	10,022	8,499	8,567	7,022	5,744	104,879	-8.74%
2007	6,522	8,043	9,340	9,156	6,470	9,206	8,614	7,751	5,748	6,127	5,194	3,950	86,121	-17.89%
2008	4,499	5,563	6,040	6,208	6,085	6,470	6,350	6,248	5,982	4,445	3,727	3,255	64,872	-24.67%
2009	4,353	4,559	5,701	6,918	7,160	7,733	7,279	7,539	7,581	7,235	4,888	4,390	75,336	16.13%
2010	5,579	6,590	8,605	9,438	5,242	5,547	5,571	6,037	5,741	5,653	4,987	4,359	73,349	-2.64%
2011	5,393	5,986	7,570	7,154	7,509	7,539	7,182	7,632	6,897	6,817	6,103	5,237	81,019	10.46%
2012	6,132	7,623	9,126	8,790	9,134	8,577	8,416	8,338	7,494	8,312	6,522	5,314	93,778	15.75%
2013	7,016	7,754	9,482	9,600	10,045	9,484	9,565	9,065	7,839	8,086	6,624	5,224	99,784	6.40%
2014	7,044	7,247	9,183	9,590	10,373	9,909	9,615	9,342	8,875	8,643	6,821	5,794	102,436	2.66%
2015	7,658	8,599	11,408	11,384	11,425	11,453	11,216	10,603	9,574	9,317	7,511	5,970	116,118	13.36%
2016	7,253	9,052	10,900	11,407	12,275	11,995	11,645	11,898	10,370	9,805	8,173	6,390	121,163	4.34%
2017	7,724	8,209	10,415	10,410	12,511	12,334	11,800	11,867	10,348	10,586	8,304	6,198	120,706	-0.38%

## Pending Sales Since 2005



# Pending Sales

2017 SINGLE FAMILY HOMES ONLY

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total	% all SFH
King	1,919	2,050	2,691	2,728	3,395	3,359	2,950	3,073	2,736	2,760	2,215	1,459	31,335	29.91%
Snohomish	997	1,053	1,332	1,236	1,572	1,601	1,517	1,550	1,317	1,412	1,065	780	15,432	14.73%
Pierce	1,432	1,508	1,806	1,776	2,070	2,002	2,057	1,982	1,651	1,802	1,385	1,160	20,631	19.69%
Kitsap	436	416	492	504	604	586	632	595	514	526	438	332	6,075	5.80%
Mason	110	117	176	162	182	205	197	194	155	145	100	86	1,829	1.75%
Skagit	160	220	236	245	288	269	262	247	228	199	163	134	2,651	2.53%
Grays Harbor	132	117	142	160	179	183	193	190	165	169	128	103	1,861	1.78%
Lewis	98	136	156	130	137	171	162	142	134	160	101	79	1,606	1.53%
Cowlitz	113	133	166	167	222	194	172	190	184	174	151	110	1,976	1.89%
Grant	41	79	114	106	135	118	125	110	113	93	72	55	1,161	1.11%
Thurston	460	465	618	607	720	684	609	631	568	545	443	310	6,660	6.36%
San Juan	23	23	31	28	40	28	30	52	48	43	29	17	392	0.37%
Island	185	178	169	188	227	205	234	229	188	188	166	122	2,279	2.18%
Kittitas	52	56	93	92	119	117	103	87	80	88	60	58	1,005	0.96%
Jefferson	49	54	68	76	75	73	84	85	84	71	57	40	816	0.78%
Okanogan	26	24	40	37	67	57	64	59	64	46	25	27	536	0.51%
Whatcom	237	239	345	334	439	416	394	380	350	354	274	225	3,987	3.81%
Clark	35	31	48	35	37	56	54	62	56	67	57	47	585	0.56%
Pacific	51	42	56	50	57	73	65	69	57	65	34	29	648	0.62%
Ferry	2	3	7	11	3	5	4	16	4	7	4	4	70	0.07%
Clallam	74	90	104	121	115	140	150	116	123	138	105	80	1,356	1.29%
Chelan	38	58	65	83	87	88	97	96	63	73	57	53	858	0.82%
Douglas	11	32	40	34	56	43	49	37	30	36	30	33	431	0.41%
Others	21	22	38	36	61	67	67	61	62	47	54	37	573	0.55%
Total	6,702	7,146	9,033	8,946	10,887	10,740	10,271	10,253	8,974	9,208	7,213	5,380	104,753	100.00%

# Pending Sales

## 2017 CONDOMINIUMS ONLY

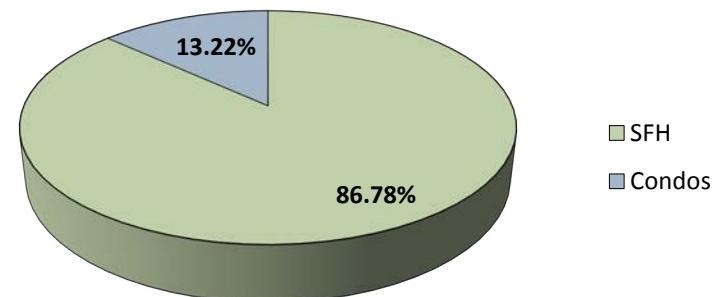
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total	% all Condos
King	549	589	809	842	913	917	837	930	778	773	616	391	8,944	56.06%
Snohomish	241	243	282	291	376	348	339	335	297	298	267	229	3,546	22.23%
Pierce	98	108	122	144	145	141	151	141	124	132	93	88	1,487	9.32%
Kitsap	18	23	27	19	32	33	31	31	24	37	15	21	311	1.95%
Mason	3	3	1	3	2	0	1	2	0	0	0	0	15	0.09%
Skagit	6	9	13	15	14	14	20	7	13	8	7	8	134	0.84%
Grays Harbor	7	5	7	6	7	7	11	7	11	11	6	7	92	0.58%
Lewis	0	0	0	0	0	0	0	0	1	0	0	0	1	0.01%
Cowlitz	1	0	0	3	1	1	3	0	2	3	0	2	16	0.10%
Grant	3	1	1	1	6	3	1	2	2	7	0	0	27	0.17%
Thurston	18	16	10	15	14	18	17	18	18	15	12	15	186	1.17%
San Juan	1	1	5	2	3	2	4	2	7	3	0	2	32	0.20%
Island	8	3	8	11	13	9	12	7	7	10	8	7	103	0.65%
Kittitas	8	7	3	9	6	6	7	9	5	4	1	3	68	0.43%
Jefferson	2	5	5	5	3	3	7	8	6	6	2	3	55	0.34%
Okanogan	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Whatcom	50	39	68	66	70	66	62	94	58	53	52	27	705	4.42%
Clark	2	0	2	2	2	3	1	0	2	1	2	1	18	0.11%
Pacific	1	4	6	6	6	6	7	7	5	5	2	6	61	0.38%
Ferry	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Clallam	2	3	2	2	0	2	0	2	3	5	2	1	24	0.15%
Chelan	3	4	5	18	7	12	9	9	6	4	2	4	83	0.52%
Douglas	1	0	4	3	4	2	4	3	3	2	3	1	30	0.19%
Others	0	0	2	1	0	1	5	0	2	1	1	2	15	0.09%
Total	1,022	1,063	1,382	1,464	1,624	1,594	1,529	1,614	1,374	1,378	1,091	818	15,953	100.00%

# Pending Sales

## 2017 RATIO OF SINGLE FAMILY HOMES TO CONDOS

	SFH	Condos	Total	%SFH	%Condo	Total
King	31,335	8,944	40,279	77.79%	22.21%	100.0%
Snohomish	15,432	3,546	18,978	81.32%	18.68%	100.0%
Pierce	20,631	1,487	22,118	93.28%	6.72%	100.0%
Kitsap	6,075	311	6,386	95.13%	4.87%	100.0%
Mason	1,829	15	1,844	99.19%	0.81%	100.0%
Skagit	2,651	134	2,785	95.19%	4.81%	100.0%
Grays Harbor	1,861	92	1,953	95.29%	4.71%	100.0%
Lewis	1,606	1	1,607	99.9%	0.06%	100.0%
Cowlitz	1,976	16	1,992	99.20%	0.80%	100.0%
Grant	1,161	27	1,188	97.73%	2.27%	100.0%
Thurston	6,660	186	6,846	97.28%	2.72%	100.0%
San Juan	392	32	424	92.45%	7.55%	100.0%
Island	2,279	103	2,382	95.68%	4.32%	100.0%
Kittitas	1,005	68	1,073	93.66%	6.34%	100.0%
Jefferson	816	55	871	93.69%	6.31%	100.0%
Okanogan	536	0	536	100.0%	0.00%	100.0%
Whatcom	3,987	705	4,692	84.97%	15.03%	100.0%
Clark	585	18	603	97.01%	2.99%	100.0%
Pacific	648	61	709	91.40%	8.60%	100.0%
Ferry	70	0	70	100.0%	0.00%	100.0%
Clallam	1,356	24	1,380	98.26%	1.74%	100.0%
Chelan	858	83	941	91.18%	8.82%	100.0%
Douglas	431	30	461	93.49%	6.51%	100.0%
Others	573	15	588	97.45%	2.55%	100.0%
<b>Total</b>	<b>104,753</b>	<b>15,953</b>	<b>120,706</b>	<b>86.78%</b>	<b>13.22%</b>	<b>100.0%</b>

Proportion of Single Family Homes  
vs Condominiums  
(Pending Sales)



SFH: 104,753 of 120,706 pending residential sales (86.78%)  
Condos: 15,953 of 120,706 pendings (13.22%)

# Months Supply

## SINGLE FAMILY HOMES + CONDOMINIUMS

County	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
<b>KING</b>													
Active Listings	1,885	1,729	2,100	2,281	2,568	3,055	3,465	3,329	3,693	3,108	2,234	1,374	30,821
Closings	2,007	1,779	2,699	2,634	3,380	3,652	3,462	3,571	3,262	3,174	2,821	2,681	35,122
Months Supply	0.94	0.97	0.78	0.87	0.76	0.84	1.00	0.93	1.13	0.98	0.79	0.51	0.88
<b>SNOHOMISH</b>													
Active Listings	888	840	892	1,004	1,275	1,580	1,759	1,830	1,850	1,476	1,100	709	15,203
Closings	938	904	1,167	1,116	1,394	1,553	1,556	1,648	1,466	1,428	1,237	1,242	15,649
Mo. Supply	0.95	0.93	0.76	0.90	0.91	1.02	1.13	1.11	1.26	1.03	0.89	0.57	0.97
<b>PIERCE</b>													
Active Listings	1,575	1,416	1,533	1,604	1,897	2,326	2,499	2,555	2,556	2,204	1,830	1,500	23,495
Closings	1,099	985	1,361	1,289	1,587	1,714	1,635	1,763	1,617	1,546	1,385	1,356	17,337
Mo. Supply	1.43	1.44	1.13	1.24	1.20	1.36	1.53	1.45	1.58	1.43	1.32	1.11	1.36
<b>KITSAP</b>													
Active Listings	609	540	547	588	671	765	812	788	757	629	539	397	7,642
Closings	313	273	401	339	450	483	499	552	519	424	432	409	5,094
Mo. Supply	1.95	1.98	1.36	1.73	1.49	1.58	1.63	1.43	1.46	1.48	1.25	0.97	1.50
<b>4 CO. TOTAL</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Total</b>
Active Listings	4,957	4,525	5,072	5,477	6,411	7,726	8,535	8,502	8,856	7,417	5,703	3,980	77,161
Closings	4,357	3,941	5,628	5,378	6,811	7,402	7,152	7,534	6,864	6,572	5,875	5,688	73,202
Mo. Supply	1.14	1.15	0.90	1.02	0.94	1.04	1.19	1.13	1.29	1.13	0.97	0.70	1.05

County	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
<b>MASON</b>													
Active Listings	284	263	265	292	346	360	400	395	383	344	281	229	3,842
Closings	83	82	94	110	129	165	136	168	138	137	98	81	1,421
Months Supply	3.42	3.21	2.82	2.65	2.68	2.18	2.94	2.35	2.78	2.51	2.87	2.83	2.70
<b>SKAGIT</b>													
Active Listings	329	299	319	327	362	442	465	539	508	462	393	308	4,753
Closings	139	134	180	183	192	220	238	238	184	201	157	156	2,222
Mo. Supply	2.37	2.23	1.77	1.79	1.89	2.01	1.95	2.26	2.76	2.30	2.50	1.97	2.14
<b>GRAYS HARBOR</b>													
Active Listings	413	387	396	396	443	477	511	515	469	409	386	336	5,138
Closings	76	74	98	90	127	140	141	141	156	131	124	103	1,401
Months Supply	5.43	5.23	4.04	4.40	3.49	3.41	3.62	3.65	3.01	3.12	3.11	3.26	3.67
<b>LEWIS</b>													
Active Listings	263	243	220	240	304	341	369	390	378	333	319	274	3,674
Closings	78	71	101	96	102	117	97	129	125	98	112	92	1,218
Mo. Supply	3.37	3.42	2.18	2.50	2.98	2.91	3.80	3.02	3.02	3.40	2.85	2.98	3.02

Ratio: 2017 Active Listings to Closed Sales

Continued

# Months Supply

## SINGLE FAMILY HOMES + CONDOMINIUMS

COUNTY	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
<b>COWLITZ</b>													
Active Listings	156	143	166	183	208	232	281	327	289	294	259	219	2,757
Closings	92	88	119	85	133	152	143	150	131	144	131	129	1,497
Months Supply	1.70	1.63	1.39	2.15	1.56	1.53	1.97	2.18	2.21	2.04	1.98	1.70	1.84
<b>GRANT</b>													
Active Listings	298	274	286	323	341	360	383	382	345	300	278	252	3,822
Closings	52	37	59	70	86	98	108	108	82	106	84	69	959
Months Supply	5.73	7.41	4.85	4.61	3.97	3.67	3.55	3.54	4.21	2.83	3.31	3.65	3.99
<b>THURSTON</b>													
Active Listings	640	577	575	606	672	773	862	885	797	711	572	490	8,160
Closings	311	306	418	411	497	552	543	609	569	519	441	425	5,601
Months Supply	2.06	1.89	1.38	1.47	1.35	1.40	1.59	1.45	1.40	1.37	1.30	1.15	1.46
<b>SAN JUAN</b>													
Active Listings	177	180	187	221	250	262	284	287	248	219	207	164	2,686
Closings	24	19	22	21	27	30	26	34	43	32	36	32	346
Mo. Supply	7.38	9.47	8.50	10.52	9.26	8.73	10.92	8.44	5.77	6.84	5.75	5.13	7.76
<b>ISLAND</b>													
Active Listings	296	280	307	337	398	459	485	480	449	408	335	279	4,513
Closings	121	105	172	161	154	217	164	200	176	177	162	142	1,951
Mo. Supply	2.45	2.67	1.78	2.09	2.58	2.12	2.96	2.40	2.55	2.31	2.07	1.96	2.31
<b>KITTITAS</b>													
Active Listings	155	142	147	177	237	249	267	294	279	237	210	140	2,534
Closings	50	61	47	54	85	99	90	107	80	79	86	69	907
Mo. Supply	5.00	2.33	3.13	3.28	2.79	2.52	2.97	2.75	3.49	3.00	2.44	2.03	2.79
<b>JEFFERSON</b>													
Active Listings	208	192	184	204	235	286	295	277	251	215	191	159	2,697
Closings	37	32	63	46	58	58	66	56	72	66	67	53	674
Mo. Supply	0.00	6.00	2.92	4.43	4.05	4.93	4.47	4.95	3.49	3.26	2.85	3.00	4.00
<b>OKANOGAN</b>													
Active Listings	236	236	236	255	315	354	346	357	327	289	260	216	3,427
Closings	28	24	18	25	25	48	50	55	51	43	39	32	438
Mo. Supply	8.43	9.83	13.11	10.20	12.60	7.38	6.92	6.49	6.41	6.72	6.67	6.75	7.82
<b>WHATCOM</b>													
Active Listings	516	503	515	607	724	833	906	968	910	782	666	542	706
Closings	224	185	267	272	360	399	381	409	321	342	309	271	3,740
Mo. Supply	2.30	2.72	1.93	2.23	2.01	2.09	2.38	2.37	2.83	2.29	2.16	2.00	0.19

Continued

# Months Supply

## SINGLE FAMILY HOMES + CONDOMINIUMS

COUNTY	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
<b>CLARK</b>													
Active Listings	46	53	41	57	75	89	98	109	139	134	113	80	1,034
Closings	22	25	29	38	37	30	52	48	40	47	59	51	478
Months Supply	2.09	2.12	1.41	1.50	2.03	2.97	1.88	2.27	3.48	2.85	1.92	1.57	2.16
<b>PACIFIC</b>													
Active Listings	187	189	193	204	253	258	260	261	245	214	207	188	2,659
Closings	32	39	43	38	48	40	45	61	53	67	38	34	538
Mo. Supply	5.84	4.85	4.49	5.37	5.27	6.45	5.78	4.28	4.62	3.19	5.45	5.53	4.94
<b>FERRY</b>													
Active Listings	55	54	50	48	54	52	56	57	55	51	46	41	619
Closings	4	1	4	4	7	5	5	8	5	5	4	5	57
Mo. Supply	13.75	58.00	12.50	12.00	7.71	N/A	N/A	7.13	11.00	10.20	11.50	8.20	10.86
<b>CLALLAM</b>													
Active Listings	192	194	212	254	290	334	348	359	362	294	247	217	3,303
Closings	54	61	87	74	95	108	100	113	107	91	96	96	1,082
Mo. Supply	3.56	3.18	2.44	3.43	3.05	3.09	3.48	3.18	3.38	3.23	2.57	2.26	3.05
<b>CHELAN</b>													
Active Listings	185	181	202	205	254	271	264	265	261	232	216	176	2,712
Closings	43	43	43	54	66	94	85	73	87	53	69	47	757
Mo. Supply	4.30	4.21	4.70	3.80	3.85	2.88	3.11	3.63	3.00	4.38	3.13	3.74	3.58
<b>DOUGLAS</b>													
Active Listings	56	62	58	70	75	79	90	89	100	108	111	104	1,002
Closings	21	13	19	37	31	45	32	46	33	35	32	20	364
Mo. Supply	2.67	4.77	3.05	1.89	2.42	1.76	2.81	1.93	3.03	3.09	3.47	5.20	2.75
<b>OTHER</b>													
Active Listings	101	112	141	194	232	243	244	249	237	227	193	159	2,332
Closings	22	17	29	21	36	60	53	60	54	44	49	47	492
Mo. Supply	4.59	6.59	4.86	9.24	6.44	4.05	4.60	4.15	4.39	5.16	3.94	3.38	4.74

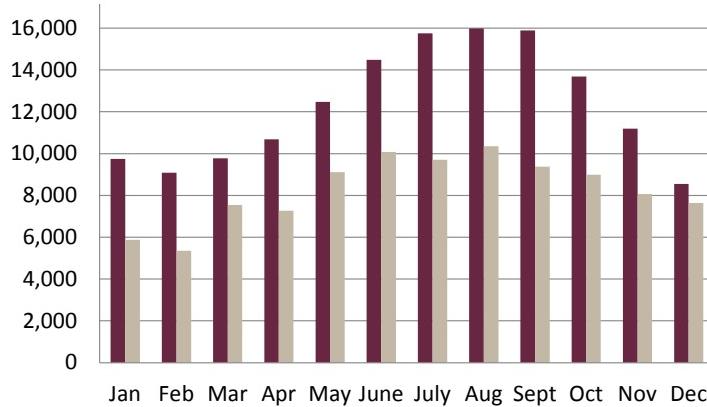
ALL AREAS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	9,750	9,089	9,772	10,677	12,479	14,480	15,749	15,987	15,888	13,680	11,193	8,553	147,297
Closings	5,870	5,358	7,540	7,268	9,106	10,079	9,707	10,347	9,371	8,989	8,068	7,642	99,345
Mo. Supply	1.66	1.70	1.30	1.47	1.37	1.44	1.62	1.55	1.70	1.52	1.39	1.12	1.48

Note: Calculations are based on closed sales, rather than pending sales.

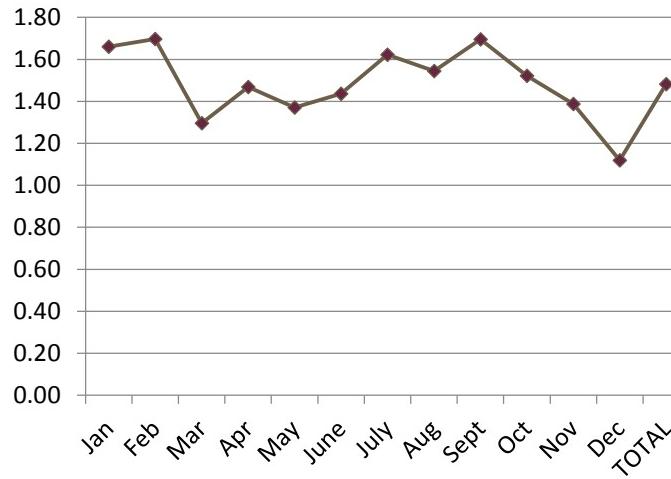
# Months Supply

## SINGLE FAMILY HOMES + CONDOMINIUMS

### 2017 Listings & Closed Sales



### Months of Supply in 2017



\* calculations are based on closed sales, rather than pendings.

Ratios: Closed Sales to Active Listings			
	Active Listings	Closings	Months Supply
King	30,821	35,122	0.88
Sno	15,203	15,649	0.97
Pierce	23,495	17,337	1.36
Kitsap	7,642	5,094	1.50
Mason	3,842	1,421	2.70
Skagit	4,753	2,222	2.14
Grays Hrb	5,138	1,401	3.67
Lewis	3,674	1,218	3.02
Cowlitz	2,757	1,497	1.84
Grant	3,822	959	3.99
Thurston	8,160	5,601	1.46
San Juan	2,686	346	7.76
Island	4,513	1,951	2.31
Kittitas	2,534	907	2.79
Jefferson	2,697	674	4.00
Okanogan	3,427	438	7.82
Whatcom	706	3,740	0.19
Clark	1,034	478	2.16
Pacific	2,659	538	4.94
Ferry	619	57	10.86
Clallam	3,303	1,082	3.05
Chelan	2,712	757	3.58
Douglas	1,002	364	2.75
Other	2,332	492	4.74
Total	137,199	98,853	1.39

**Months supply** is an estimate of how long it would take for the entire inventory of active listings to sell at the current pace, assuming no new inventory comes onto the market. Many analysts consider a supply of 4-to-6 months to be a balanced market, meaning the market favors neither buyers nor sellers. The chief economist at the National Association of Realtors prefers six-to-seven months as an indicator.

# Months Supply

## SINGLE FAMILY HOMES + CONDOMINIUMS

Total Active Listings Since 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2017	9750	9089	9772	10677	12479	14480	15749	15987	15888	13680	11193	8553
2016	12357	12107	12653	14235	15198	16838	18287	18336	18136	15690	13303	10571
2015	17,082	16,946	17,007	18,132	19,515	20,333	21,069	20,749	19,724	18,068	15,327	12,522
2014	19,195	19,273	19,736	21,390	21,390	25,342	26,813	27,060	25,717	23,501	20,864	17,659
2013	18,008	18,114	18,500	19,826	21,943	23,581	25,272	26,433	26,014	24,391	22,061	19,214
2012	26,226	25,510	24,883	25,291	26,191	26,545	26,747	26,506	25,476	23,115	21,042	17,718
2011	32,647	32,922	33,444	34,862	36,261	36,871	37,465	36,907	35,254	33,094	30,650	26,639
2010	34,256	36,350	38,716	39,999	41,318	42,940	44,770	44,186	42,153	39,677	36,835	32,171
2009	38,171	39,299	39,825	40,147	41,318	41,317	42,320	41,528	40,041	38,159	36,266	32,152
2008	41,498	43,927	46,358	49,141	51,817	50,143	52,694	50,772	48,665	46,189	43,584	38,089

Closed Sales Since 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2017	5,870	5,358	7,540	7,268	9,106	10,079	9,707	10,347	9,371	8,989	8,068	7,642
2016	4,985	5,029	7,075	7,705	8,630	9,805	9,466	9,767	9,032	8,554	7,877	7,575
2015	4467	4761	6769	7696	8229	9163	9424	8718	8245	7769	5999	7091
2014	4306	4196	5753	6190	7187	7558	7878	7775	7020	7257	5872	6284
2013	4289	4205	5745	6209	7349	7318	7772	7841	6711	6752	5616	5710
2012	3469	3846	5044	5177	6027	6214	6098	6612	5535	6000	5333	5267
2011	3206	3080	4590	4581	5015	5561	5180	5704	4988	4764	4879	4741
2010	3141	3214	4972	5243	5290	5763	4491	4211	3997	4072	3581	4426
2009	2402	2407	3382	3478	4154	5146	5527	5086	5132	5512	5168	4711
2008	3622	3827	5164	5208	5158	5379	5271	5123	4877	4512	2937	3045

Months Supply Since 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2017	1.66	1.70	1.30	1.47	1.37	1.44	1.62	1.55	1.70	1.52	1.39	1.12
2016	2.48	2.41	1.79	1.85	1.76	1.72	1.93	1.88	2.01	1.83	1.69	1.40
2015	3.82	3.56	2.51	2.36	2.37	2.22	2.24	2.38	2.39	2.33	2.55	1.77
2014	4.46	4.59	3.43	3.46	2.98	3.35	3.40	3.48	3.66	3.24	3.55	2.81
2013	4.20	4.31	3.22	3.19	2.99	3.22	3.25	3.37	3.88	3.61	3.93	3.36
2012	7.56	6.63	4.93	4.89	4.35	4.27	4.39	4.01	4.60	3.85	3.95	3.36
2011	10.18	10.69	7.29	7.61	7.23	6.63	7.23	6.47	7.07	6.95	6.28	5.62
2010	10.91	11.31	7.79	7.63	7.81	7.45	9.97	10.49	10.55	9.74	10.29	7.27
2009	15.89	16.33	11.78	11.54	9.95	8.03	7.66	8.17	7.80	6.92	7.02	6.82
2008	11.46	11.48	8.98	9.44	10.05	9.32	10.00	9.91	9.98	10.24	14.84	12.51

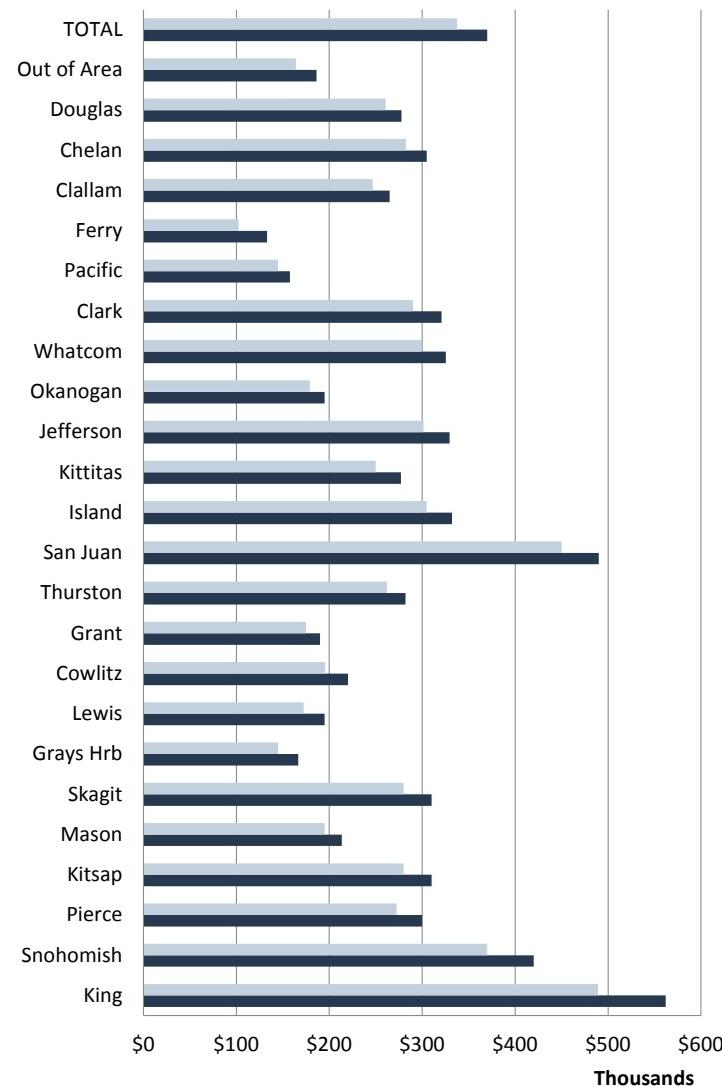
# Closed Sales

## 2017 VS 2016 SINGLE FAMILY HOMES + CONDOMINIUMS

MEDIAN PRICE			
	2017	2016	% Change
King	\$562,000	\$489,000	14.93%
Snohomish	\$419,950	\$370,000	13.50%
Pierce	\$300,000	\$272,500	10.09%
Kitsap	\$310,000	\$280,000	10.71%
Mason	\$213,500	\$195,000	9.49%
Skagit	\$310,000	\$279,900	10.75%
Grays Harbor	\$166,500	\$145,000	14.83%
Lewis	\$195,000	\$172,500	13.04%
Cowlitz	\$220,000	\$195,450	12.56%
Grant	\$190,000	\$175,000	8.57%
Thurston	\$282,000	\$261,997	7.63%
San Juan	\$490,000	\$450,000	8.89%
Island	\$332,000	\$305,000	8.85%
Kittitas	\$277,000	\$250,000	10.80%
Jefferson	\$329,500	\$301,500	9.29%
Okanogan	\$194,950	\$179,000	8.91%
Whatcom	\$325,482	\$299,500	8.68%
Clark	\$320,700	\$290,000	10.59%
Pacific	\$157,500	\$145,000	8.62%
Ferry	\$133,000	\$102,500	29.76%
Clallam	\$265,000	\$246,750	7.40%
Chelan	\$305,000	\$282,200	8.08%
Douglas	\$277,750	\$260,700	6.54%
Out of Area	\$186,375	\$164,100	13.57%
Total	\$370,000	\$337,500	9.63%

UNITS			
	2017	2016	% Change
King	35,122	35,539	-1.17%
Snohomish	15,649	15,172	3.14%
Pierce	17,337	15,924	8.87%
Kitsap	5,094	4,760	7.02%
Mason	1,421	1,171	21.35%
Skagit	2,222	2,244	-0.98%
Grays Harbor	1,401	1,258	11.37%
Lewis	1,218	1,078	12.99%
Cowlitz	1,497	1,358	10.24%
Grant	959	871	10.10%
Thurston	5,601	5,042	11.09%
San Juan	346	326	6.13%
Island	1,951	1,836	6.26%
Kittitas	907	871	4.13%
Jefferson	674	658	2.43%
Okanogan	438	391	12.02%
Whatcom	3,740	3,701	1.05%
Clark	478	457	4.60%
Pacific	538	512	5.08%
Ferry	57	40	42.50%
Clallam	1,082	804	34.58%
Chelan	757	762	-0.66%
Douglas	364	360	1.11%
Out of Area	492	345	42.61%
Total	99,345	95,500	4.03%

### 2017 vs 2016 Median Prices: Single Family Homes + Condos



Figures for 2017 and 2016 are from Dec. 2017/YTD Area Statistics reports

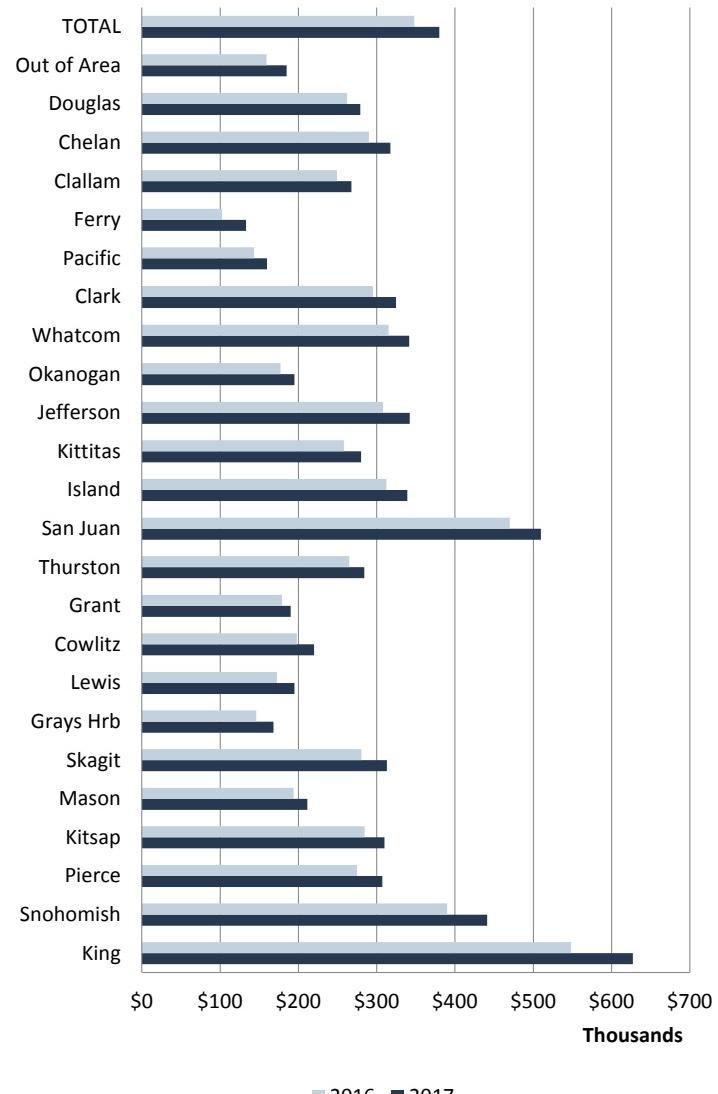
# Closed Sales

## 2017 VS 2016 SINGLE FAMILY HOMES ONLY

	MEDIAN PRICE		
	2017	2016	% Change
King	\$627,000	\$548,000	14.42%
Snohomish	\$440,877	\$390,000	13.05%
Pierce	\$307,000	\$275,000	11.64%
Kitsap	\$310,000	\$284,500	8.96%
Mason	\$211,500	\$194,000	9.02%
Skagit	\$313,000	\$280,250	11.69%
Grays Harbor	\$168,000	\$146,053	15.03%
Lewis	\$195,000	\$172,500	13.04%
Cowlitz	\$220,000	\$198,000	11.11%
Grant	\$190,000	\$178,975	6.16%
Thurston	\$284,000	\$264,950	7.19%
San Juan	\$509,700	\$470,000	8.45%
Island	\$339,000	\$312,250	8.57%
Kittitas	\$280,000	\$257,900	8.57%
Jefferson	\$342,000	\$308,000	11.04%
Okanogan	\$194,950	\$177,000	10.14%
Whatcom	\$341,520	\$315,000	8.42%
Clark	\$324,500	\$295,250	9.91%
Pacific	\$159,900	\$143,500	11.43%
Ferry	\$133,000	\$102,500	29.76%
Clallam	\$267,500	\$249,000	7.43%
Chelan	\$317,500	\$289,900	9.52%
Douglas	\$279,000	\$262,000	6.49%
Out of Area	\$185,000	\$159,000	16.35%
Total	\$380,000	\$348,000	9.20%

	UNITS		
	2017	2016	% Change
King	27,281	27,132	0.55%
Snohomish	12,692	12,410	2.27%
Pierce	16,227	14,949	8.55%
Kitsap	4,840	4,523	7.01%
Mason	1,406	1,163	20.89%
Skagit	2,122	2,160	-1.76%
Grays Harbor	1,329	1,192	11.49%
Lewis	1,217	1,075	13.21%
Cowlitz	1,483	1,337	10.92%
Grant	940	848	10.85%
Thurston	5,466	4,907	11.39%
San Juan	316	309	2.27%
Island	1,862	1,748	6.52%
Kittitas	849	819	3.66%
Jefferson	630	626	0.64%
Okanogan	438	390	12.31%
Whatcom	3,152	3,159	-0.22%
Clark	462	434	6.45%
Pacific	491	481	2.08%
Ferry	57	40	42.50%
Clallam	1,059	779	35.94%
Chelan	685	703	-2.56%
Douglas	336	345	-2.61%
Out of Area	479	323	48.30%
Total	85,819	81,852	4.85%

Median Prices, SFH only  
2017 vs 2016



Figures for 2017 and 2016 are from Dec. 2017/YTD Area Statistics reports

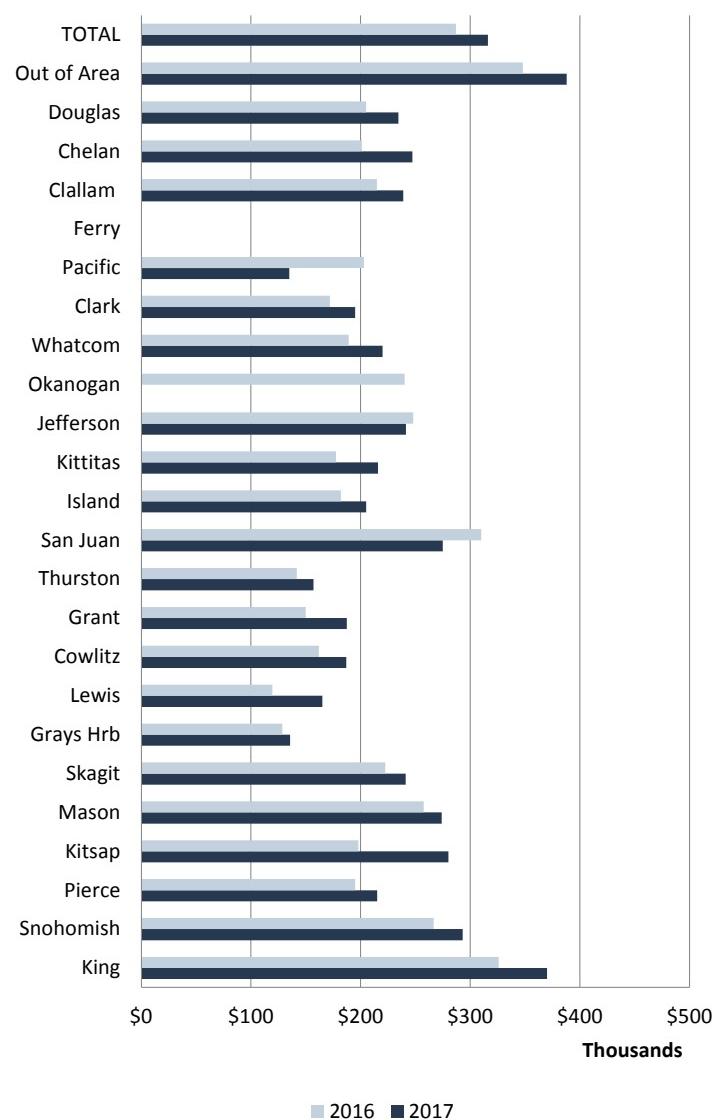
# Closed Sales

## 2017 VS 2016 CONDOMINIUMS ONLY

	MEDIAN PRICE		
	2017	2016	% Change
King	\$370,000	\$326,000	13.50%
Snohomish	\$293,000	\$266,500	9.94%
Pierce	\$215,000	\$195,000	10.26%
Kitsap	\$280,000	\$198,000	41.41%
Mason	\$274,000	\$257,475	6.42%
Skagit	\$241,200	\$222,500	8.40%
Grays Harbor	\$135,750	\$128,500	5.64%
Lewis	\$165,000	\$119,500	38.08%
Cowlitz	\$187,000	\$162,000	15.43%
Grant	\$187,500	\$149,900	25.08%
Thurston	\$157,000	\$141,900	10.64%
San Juan	\$275,000	\$310,000	-11.29%
Island	\$205,000	\$182,125	12.56%
Kittitas	\$215,750	\$177,500	21.55%
Jefferson	\$241,250	\$248,000	-2.72%
Okanogan	\$240,000	N/A	
Whatcom	\$220,000	\$189,000	16.40%
Clark	\$195,000	\$172,000	13.37%
Pacific	\$134,900	\$203,000	-33.55%
Ferry		N/A	
Clallam	\$239,000	\$214,900	11.21%
Chelan	\$247,250	\$201,110	22.94%
Douglas	\$234,500	\$205,000	14.39%
Out of Area	\$388,000	\$347,995	11.50%
Total	\$316,000	\$287,000	10.10%

	UNITS		
	2017	2016	% Change
King	7,841	8,407	-6.73%
Snohomish	2,957	2,762	7.06%
Pierce	1,110	975	13.85%
Kitsap	254	237	7.17%
Mason	15	08	87.50%
Skagit	100	84	19.05%
Grays Harbor	72	66	9.09%
Lewis	01	03	-66.67%
Cowlitz	14	21	-33.33%
Grant	19	23	-17.39%
Thurston	135	135	0.00%
San Juan	30	17	76.47%
Island	89	88	1.14%
Kittitas	58	52	11.54%
Jefferson	44	32	37.50%
Okanogan	00	01	N/A
Whatcom	588	542	8.49%
Clark	16	23	-30.43%
Pacific	47	31	51.61%
Ferry	00	00	N/A
Clallam	23	25	-8.00%
Chelan	72	59	22.03%
Douglas	28	15	86.67%
Out of Area	13	22	-40.91%
Total	13,526	13,628	-0.75%

### Median Prices, Condos only 2017 vs 2016



Figures for 2017 and 2016 are from Dec. 2017/YTD Area Statistics reports

# Closed Sales

## CLOSING PRICES BY COUNTY/AREA—SINGLE FAMILY HOMES ONLY

### ALL AREAS

	Units	Median	Average	Lowest	Highest
King	27,281	\$627,000	\$741,649	\$55,000	\$23,375,000
Snohomish	12,692	\$440,877	\$480,639	\$21,000	\$3,000,000
Pierce	16,227	\$307,000	\$341,759	\$31,000	\$3,000,000
Kitsap	4,840	\$310,000	\$388,515	\$46,350	\$4,970,000
<b>Subtotal: 4-County Puget Sound Region</b>	<b>61,040</b>	<b>\$440,537</b>	<b>\$554,294</b>	<b>\$21,000</b>	<b>\$23,375,000</b>
Mason	1,406	\$211,500	\$236,245	\$10,000	\$1,975,000
Skagit	2,122	\$313,000	\$348,339	\$10,000	\$2,200,000
Grays Harbor	1,329	\$168,000	\$184,293	\$11,500	\$1,450,000
Lewis	1,217	\$195,000	\$211,923	\$11,000	\$799,000
Cowlitz	1,483	\$220,000	\$235,605	\$20,000	\$780,300
Grant	940	\$190,000	\$205,524	\$16,500	\$800,000
Thurston	5,466	\$284,000	\$307,351	\$19,500	\$2,500,000
San Juan	316	\$509,700	\$699,769	\$131,000	\$4,350,000
Island	1,862	\$339,000	\$403,193	\$55,000	\$4,450,000
Kittitas	849	\$280,000	\$359,768	\$27,000	\$2,800,000
Jefferson	630	\$342,000	\$379,681	\$25,500	\$1,600,000
Okanogan	438	\$194,950	\$230,720	\$20,000	\$950,000
Whatcom	3,152	\$341,520	\$379,438	\$10,200	\$2,500,000
Clark	462	\$324,500	\$367,151	\$65,000	\$1,495,000
Pacific	491	\$159,900	\$188,024	\$10,000	\$1,260,000
Ferry	57	\$133,000	\$159,168	\$27,000	\$428,500
Clallam	1,059	\$267,500	\$305,694	\$14,500	\$1,900,000
Chelan	685	\$317,500	\$387,737	\$45,000	\$3,500,000
Douglas	336	\$279,000	\$306,927	\$39,000	\$1,495,000
<b>Sub Total: 19 counties, excluding Puget Sound Region</b>	<b>24,300</b>	<b>\$276,000</b>	<b>\$311,968</b>	<b>\$10,000</b>	<b>\$4,450,000</b>
Other/Out of Area	479	\$185,000	\$196,250	\$14,500	\$757,750
<b>TOTAL all areas</b>	<b>85,819</b>	<b>\$380,000</b>	<b>\$482,727</b>	<b>\$6,622</b>	<b>\$9,751,880</b>
Total Value, sales					<b>\$41,427,148,413</b>

Data from December 2017 Area Statistics Report + Area Market Surveys

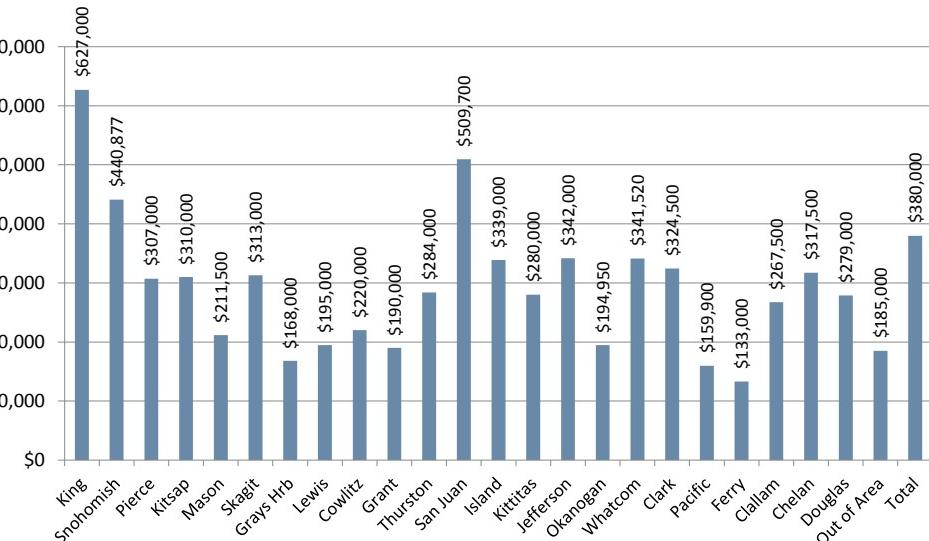
### KING COUNTY SUB-AREAS BREAKDOWN

	Units	Median	Average	Lowest	Highest
SW King	3,575	\$387,250	\$423,012	\$30,700	\$1,889,000
SE King	6,311	\$420,000	\$451,847	\$42,000	\$3,200,000
Seattle	8,039	\$725,000	\$817,046	\$120,000	\$8,850,000
N King	962	\$600,000	\$661,112	\$271,700	\$4,900,000
Eastside	8,220	\$867,998	\$1,046,391	\$71,500	\$23,375,000
Vashon	174	\$605,295	\$675,473	\$179,000	\$3,768,000

#### Sub Area NWMLS Map Area Numbers

SW King 100,110,120,130  
 SE King 300, 310, 320, 330, 340, 350, 360  
 Seattle 140, 380, 385, 390, 700, 701, 705, 710  
 N. King 715, 720 (portion of 610 in King Co included in Snohomish stats)  
 Eastside 500, 510, 520, 530, 540, 550, 560, 600  
 Vashon 800

### Median Prices by County Single Family Homes only

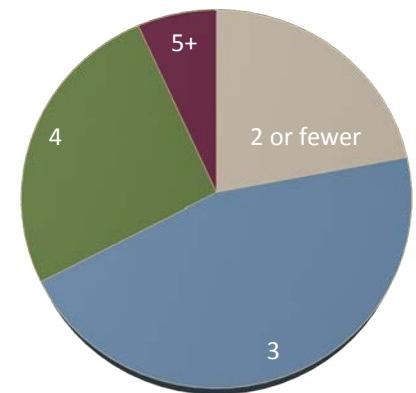


# Distribution of Sales

## CLOSED SALES BY NUMBER OF BEDROOMS

Single Family Homes + Condominiums									
	2 or fewer bedrooms	% of total (in that county)	3 bedrooms	% of total (in that county)	4 bedrooms	% of total (in that county)	5 bedrooms	% of total (in that county)	Total
King	295	35.29%	350	41.87%	147	17.58%	44	5.26%	836
Snohomish	334	30.73%	575	52.90%	154	14.17%	24	2.21%	1,087
Pierce	63	13.26%	250	52.63%	138	29.05%	24	5.05%	475
Kitsap	278	18.48%	829	55.12%	328	21.81%	69	4.59%	1,504
Mason	65	17.86%	179	49.18%	92	25.27%	28	7.69%	364
Skagit	31	53.45%	21	36.21%	4	6.90%	2	3.45%	58
Grays Harbor	163	17.01%	525	54.80%	218	22.76%	52	5.43%	958
Lewis	459	32.67%	717	51.03%	196	13.95%	33	2.35%	1,405
Cowlitz	632	32.44%	1,072	55.03%	221	11.34%	23	1.18%	1,948
Grant	301	44.73%	310	46.06%	52	7.73%	10	1.49%	673
Thurston	9,368	26.60%	12,544	35.61%	9,897	28.10%	3,413	9.69%	35,222
San Juan	942	18.53%	2,949	57.99%	1,082	21.28%	112	2.20%	5,085
Island	265	29.15%	445	48.95%	158	17.38%	41	4.51%	909
Kittitas	299	24.37%	751	61.21%	153	12.47%	24	1.96%	1,227
Jefferson	529	37.20%	747	52.53%	120	8.44%	26	1.83%	1,422
Okanogan	165	37.50%	206	46.82%	50	11.36%	19	4.32%	440
Whatcom	273	50.65%	208	38.59%	48	8.91%	10	1.86%	539
Clark	2,326	13.46%	8,697	50.32%	5,042	29.17%	1,220	7.06%	17,285
Pacific	159	44.66%	161	45.22%	30	8.43%	6	1.69%	356
Ferry	464	20.95%	1,284	57.97%	402	18.15%	65	2.93%	2,215
Clallam	2,463	16.15%	6,885	45.15%	4,832	31.69%	1,068	7.00%	15,248
Chelan	780	13.91%	3,125	55.71%	1,492	26.60%	212	3.78%	5,609
Douglas	1,053	28.08%	1,852	49.39%	688	18.35%	157	4.19%	3,750
Out of Area	104	21.22%	235	47.96%	118	24.08%	33	6.73%	490
<b>Total</b>	<b>21,811</b>	<b>22.01%</b>	<b>44,917</b>	<b>45.32%</b>	<b>25,662</b>	<b>25.89%</b>	<b>6,715</b>	<b>6.78%</b>	<b>99,105</b>
% of total	22.01%		45.32%		25.89%		6.78%		100.00%

Sales by  
Number of Bedrooms



Note: AMS Closed SFH+Condo = 99,345

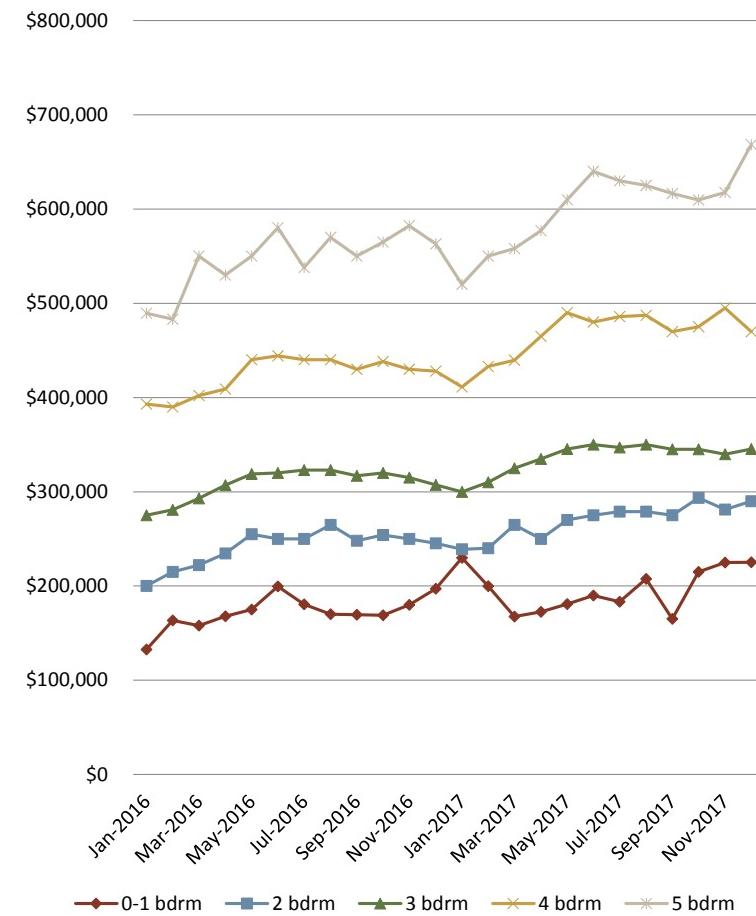
# Distribution of Sales

## CLOSED SALES BY NUMBER OF BEDROOMS—ALL AREAS

	2016–2017 Median Prices — Single Family Homes Only				
	0–1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
Jan-2016	\$132,500	\$200,000	\$275,000	\$392,950	\$489,500
Feb-2016	\$163,500	\$214,975	\$280,983	\$390,000	\$483,000
Mar-2016	\$158,000	\$222,310	\$293,000	\$402,000	\$549,948
Apr-2016	\$167,850	\$234,500	\$306,950	\$408,950	\$529,973
May-2016	\$175,000	\$255,000	\$319,000	\$440,000	\$550,000
Jun-2016	\$199,500	\$250,000	\$320,000	\$444,225	\$579,990
Jul-2016	\$180,500	\$250,000	\$323,000	\$440,000	\$537,975
Aug-2016	\$170,000	\$265,000	\$322,900	\$440,000	\$569,900
Sep-2016	\$169,450	\$248,000	\$317,000	\$429,975	\$550,000
Oct-2016	\$169,000	\$254,000	\$320,000	\$438,258	\$564,975
Nov-2016	\$180,000	\$250,000	\$315,000	\$429,950	\$582,450
Dec-2016	\$197,000	\$245,450	\$307,375	\$427,950	\$563,145
Jan-2017	\$230,000	\$239,000	\$300,000	\$411,300	\$520,000
Feb-2017	\$199,750	\$240,000	\$310,000	\$433,000	\$549,950
Mar-2017	\$167,500	\$265,000	\$325,000	\$439,478	\$558,116
Apr-2017	\$172,500	\$250,000	\$334,990	\$465,000	\$577,000
May-2017	\$180,750	\$270,000	\$345,450	\$490,000	\$610,000
Jun-2017	\$190,000	\$275,000	\$350,000	\$480,000	\$640,000
Jul-2017	\$183,195	\$279,000	\$347,000	\$486,000	\$630,000
Aug-2017	\$207,500	\$279,000	\$350,000	\$487,297	\$625,000
Sep-2017	\$165,000	\$275,100	\$345,000	\$470,000	\$616,490
Oct-2017	\$215,000	\$293,500	\$345,000	\$475,000	\$609,500
Nov-2017	\$225,000	\$281,125	\$339,950	\$495,000	\$617,500
Dec-2017	\$225,071	\$290,000	\$345,250	\$470,000	\$668,250

Both years from Matrix stats, 1/16/18

Prices by Number of Bedrooms, 2016–2017

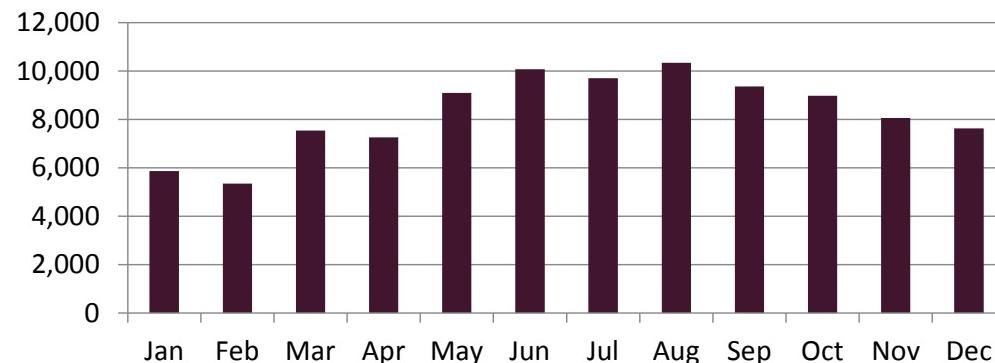


# Closed Sales — Units

## SINGLE FAMILY HOMES + CONDOMINIUMS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
King	2,007	1,779	2,699	2,634	3,380	3,652	3,462	3,571	3,262	3,174	2,821	2,681	35,122
Snohomish	938	904	1,167	1,116	1,394	1,553	1,556	1,648	1,466	1,428	1,237	1,242	15,649
Pierce	1,099	985	1,361	1,289	1,587	1,714	1,635	1,763	1,617	1,546	1,385	1,356	17,337
Kitsap	313	273	401	339	450	483	499	552	519	424	432	409	5,094
Mason	83	82	94	110	129	165	136	168	138	137	98	81	1,421
Skagit	139	134	180	183	192	220	238	238	184	201	157	156	2,222
Grays Harbor	76	74	98	90	127	140	141	141	156	131	124	103	1,401
Lewis	78	71	101	96	102	117	97	129	125	98	112	92	1,218
Cowlitz	92	88	119	85	133	152	143	150	131	144	131	129	1,497
Grant	52	37	59	70	86	98	108	108	82	106	84	69	959
Thurston	311	306	418	411	497	552	543	609	569	519	441	425	5,601
San Juan	24	19	22	21	27	30	26	34	43	32	36	32	346
Island	121	105	172	161	154	217	164	200	176	177	162	142	1,951
Kittitas	50	61	47	54	85	99	90	107	80	79	86	69	907
Jefferson	37	32	63	46	58	58	66	56	72	66	67	53	674
Okanogan	28	24	18	25	25	48	50	55	51	43	39	32	438
Whatcom	224	185	267	272	360	399	381	409	321	342	309	271	3,740
Clark	22	25	29	38	37	30	52	48	40	47	59	51	478
Pacific	32	39	43	38	48	40	45	61	53	67	38	34	538
Ferry	4	1	4	4	7	5	5	8	5	5	4	5	57
Clallam	54	61	87	74	95	108	100	113	107	91	96	96	1,082
Chelan	43	43	43	54	66	94	85	73	87	53	69	47	757
Douglas	21	13	19	37	31	45	32	46	33	35	32	20	364
Others	22	17	29	21	36	60	53	60	54	44	49	47	492
<b>Total</b>	<b>5,870</b>	<b>5,358</b>	<b>7,540</b>	<b>7,268</b>	<b>9,106</b>	<b>10,079</b>	<b>9,707</b>	<b>10,347</b>	<b>9,371</b>	<b>8,989</b>	<b>8,068</b>	<b>7,642</b>	<b>99,345</b>

2017 Closed Sales by Month (Units)



# Closed Sales — Units

## DOLLAR VOLUME—SINGLE FAMILY HOMES + CONDOMINIUMS

	<b>Units</b>	<b>Average Price</b>	<b>\$ Volume</b>
King	35,122	\$673,984	\$23,671,667,453
Snohomish	15,649	\$451,989	\$7,073,181,338
Pierce	17,337	\$335,413	\$5,815,061,422
Kitsap	5,094	\$387,685	\$1,974,866,320
Mason	1,421	\$236,687	\$336,332,454
Skagit	2,222	\$344,775	\$766,090,472
Grays Harbor	1,401	\$182,152	\$255,194,882
Lewis	1,218	\$211,884	\$258,075,090
Cowlitz	1,497	\$235,147	\$352,014,969
Grant	959	\$205,611	\$197,181,246
Thurston	5,601	\$304,233	\$1,704,006,289
San Juan	346	\$667,392	\$230,917,476
Island	1,951	\$394,393	\$769,460,080
Kittitas	907	\$352,945	\$320,120,752
Jefferson	674	\$372,500	\$251,065,061
Okanogan	438	\$230,720	\$101,055,465
Whatcom	3,740	\$360,319	\$1,347,593,733
Clark	478	\$361,762	\$172,922,461
Pacific	538	\$184,283	\$99,144,259
Ferry	57	\$159,168	\$9,072,584
Clallam	1,082	\$304,271	\$329,221,633
Chelan	757	\$375,604	\$284,332,342
Douglas	364	\$301,382	\$109,702,891
Others	492	\$200,858	\$98,822,200
<b>2017 Total</b>	<b>99,345</b>	<b>\$468,339</b>	<b>\$46,527,103,184</b>
2016	95,480	\$422,749	\$40,364,074,520

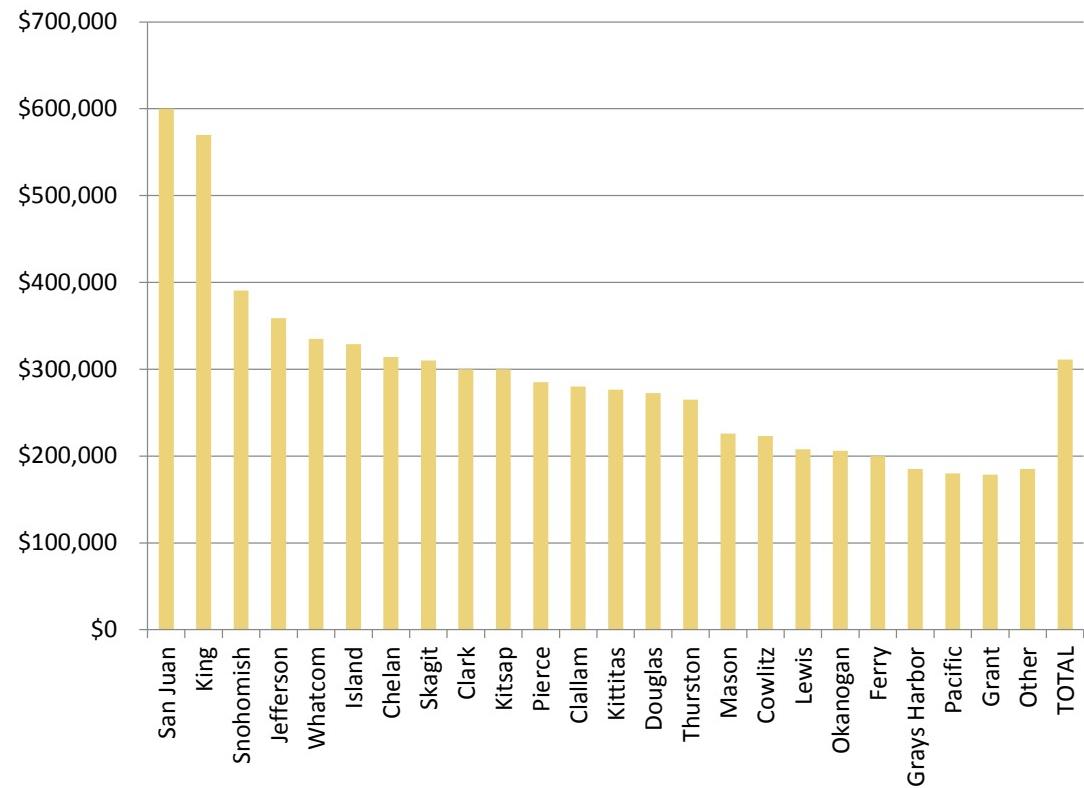
Total sales volume 2017	<b>\$46,527,103,184</b>
Total sales volume 2016	<b>\$40,364,074,520</b>
% change, 2017 vs 2016	<b>15.27%</b>

# Price Comparison by County

CLOSED SALES — 3-BEDROOM SINGLE FAMILY HOMES ONLY

	<b>Median Price</b>	<b>Units</b>
San Juan	\$600,000	155
King	\$570,000	11,181
Snohomish	\$390,675	5,868
Jefferson	\$359,000	301
Whatcom	\$335,000	1,728
Island	\$329,000	1,042
Chelan	\$314,000	335
Skagit	\$310,000	1,253
Clark	\$300,000	247
Kitsap	\$300,000	2,891
Pierce	\$285,000	8,365
Clallam	\$280,000	566
Kittitas	\$276,500	442
Douglas	\$272,450	174
Thurston	\$265,000	3,091
Mason	\$226,000	742
Cowlitz	\$223,000	827
Lewis	\$208,000	750
Okanogan	\$206,000	206
Ferry	\$199,900	21
Grays Harbor	\$184,945	708
Pacific	\$180,000	205
Grant	\$178,650	522
Other	\$185,000	240
<b>2017 Total</b>	<b>\$311,000</b>	<b>41,860</b>

Median Price: 3 Bedroom Home, 2017



From Matrix stats

# New Construction

## 2017 CLOSED SALES PRICES—NEW CONSTRUCTION

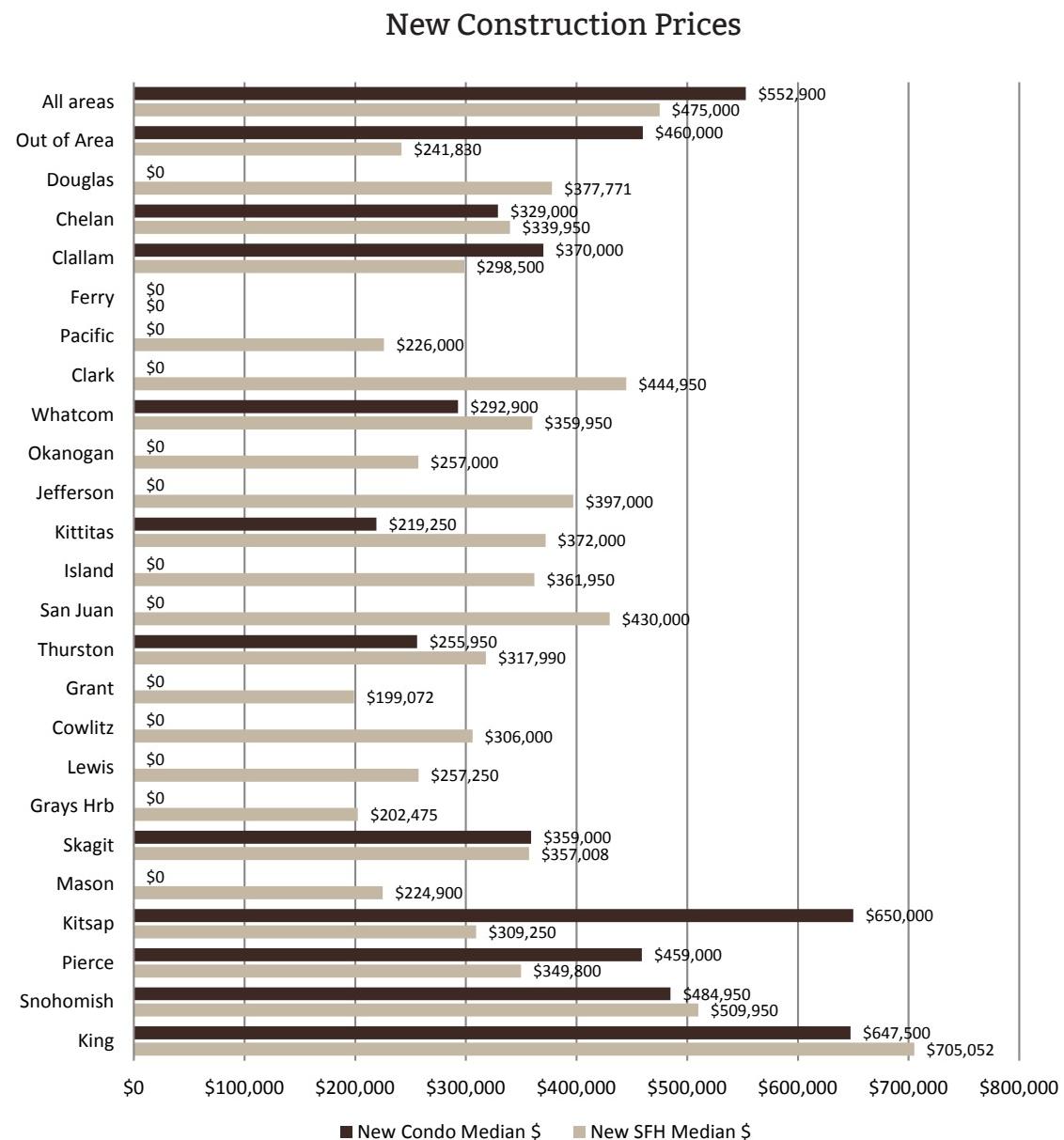
Single Family Homes					
	Units	Median	Average	Lowest	Highest
King	3,782	\$755,063	\$919,841	\$165,000	\$9,950,000
Snohomish	2,172	\$553,774	\$582,739	\$229,950	\$1,980,000
Pierce	1,852	\$422,388	\$436,012	\$80,000	\$2,100,000
Kitsap	535	\$365,950	\$427,375	\$70,000	\$2,220,000
Mason	44	\$242,450	\$257,250	\$75,000	\$685,000
Skagit	207	\$375,000	\$425,419	\$204,950	\$1,650,000
Grays Harbor	94	\$229,900	\$274,425	\$32,500	\$1,450,000
Lewis	13	\$262,500	\$273,638	\$200,000	\$410,000
Cowlitz	50	\$347,900	\$336,042	\$165,000	\$485,000
Grant	110	\$208,527	\$213,283	\$109,900	\$458,721
Thurston	759	\$345,000	\$377,517	\$215,000	\$807,634
San Juan	12	\$509,135	\$505,347	\$261,000	\$875,000
Island	103	\$369,900	\$398,449	\$100,000	\$975,000
Kittitas	95	\$379,000	\$446,141	\$156,250	\$1,595,000
Jefferson	36	\$341,000	\$411,048	\$150,000	\$818,000
Okanogan	10	\$264,250	\$265,019	\$172,000	\$365,000
Whatcom	251	\$419,000	\$433,083	\$182,000	\$1,017,886
Clark	15	\$319,000	\$395,140	\$221,000	\$665,000
Pacific	08	\$217,500	\$200,999	\$75,000	\$355,000
Ferry	01	\$190,000	\$190,000	\$190,000	\$190,000
Clallam	49	\$360,900	\$370,163	\$200,000	\$550,000
Chelan	69	\$405,000	\$501,404	\$183,000	\$1,900,000
Douglas	15	\$439,210	\$434,109	\$343,000	\$560,000
Out of Area	27	\$278,093	\$307,559	\$192,151	\$479,950
<b>Total 2017</b>	<b>10,309</b>	<b>\$524,900</b>	<b>\$633,149</b>	<b>\$32,500</b>	<b>\$9,950,000</b>
Total 2016	9,416	\$475,000	\$570,498	\$32,000	\$7,025,000

Condominiums					
	Units	Median	Average	Lowest	Highest
King	266	\$819,995	\$830,680	\$199,000	\$2,850,000
Snohomish	324	\$487,515	\$514,877	\$42,000	\$770,000
Pierce	09	\$380,000	\$399,660	\$85,000	\$665,000
Kitsap	33	\$939,950	\$837,177	\$550,000	\$1,100,000
Mason	00			\$0	
Skagit	03	\$390,000	\$450,000	\$385,000	\$575,000
Grays Harbor	00			\$0	
Lewis	00			\$0	
Cowlitz	00			\$0	
Grant	03	\$179,000	\$154,633	\$59,500	\$200,000
Thurston	02	\$162,500	\$162,500	\$120,000	\$175,000
San Juan	06	\$225,000	\$233,333	\$200,000	\$275,000
Island	00			\$0	
Kittitas	00			\$0	
Jefferson	00			\$0	
Okanogan	00			\$0	
Whatcom	56	\$322,710	\$452,227	\$129,900	\$1,350,000
Clark	00			\$0	
Pacific	00			\$0	
Ferry	00			\$0	
Clallam	00			\$0	
Chelan	03	\$344,750	\$344,883	\$45,000	\$360,000
Douglas	00			\$0	
Out of Area	00			\$0	
<b>Total 2017</b>	<b>705</b>	<b>\$554,950</b>	<b>\$636,742</b>	<b>\$42,000</b>	<b>\$2,850,000</b>
Total 2016	1,375	\$552,900	\$644,083	\$74,950	\$2,817,800

# New Construction

## MEDIAN PRICES—SINGLE FAMILY HOMES VS CONDOMINIUMS

	New SFH Median Closed Price	New Condo Median Close Price
King	\$755,063	\$819,995
Snohomish	\$553,774	\$487,515
Pierce	\$422,388	\$380,000
Kitsap	\$365,950	\$939,950
Mason	\$242,450	\$0
Skagit	\$375,000	\$390,000
Grays Harbor	\$229,900	\$0
Lewis	\$262,500	\$0
Cowlitz	\$347,900	\$0
Grant	\$208,527	\$179,000
Thurston	\$345,000	\$162,500
San Juan	\$509,135	\$225,000
Island	\$369,900	\$0
Kittitas	\$379,000	\$0
Jefferson	\$341,000	\$0
Okanogan	\$264,250	\$0
Whatcom	\$419,000	\$322,710
Clark	\$319,000	\$0
Pacific	\$217,500	\$0
Ferry	\$190,000	\$0
Clallam	\$360,900	\$0
Chelan	\$339,950	\$344,750
Douglas	\$377,771	\$0
Out of Area	\$278,093	\$0
All Areas	\$524,900	\$554,950



# Condominium Sales

## CLOSED SALES—CONDOMINIUMS ONLY

	Units	% of Total	Median	Average	\$ Value
King	7,841	57.97%	\$370,000	\$438,559	\$3,438,742,295
Snohomish	2,957	21.86%	\$293,000	\$329,024	\$972,924,500
Pierce	1,110	8.21%	\$215,000	\$242,641	\$269,330,988
Kitsap	254	1.88%	\$280,000	\$371,872	\$94,455,559
Mason	15	0.11%	\$274,000	\$278,112	\$4,171,680
Skagit	100	0.74%	\$241,200	\$269,160	\$26,916,044
Grays Harbor	72	0.53%	\$135,750	\$142,619	\$10,268,582
Lewis	01	0.01%	\$165,000	\$165,000	\$165,000
Cowlitz	14	0.10%	\$187,000	\$186,635	\$2,612,889
Grant	19	0.14%	\$187,500	\$209,947	\$3,988,991
Thurston	135	1.00%	\$157,000	\$177,957	\$24,024,182
San Juan	30	0.22%	\$275,000	\$326,363	\$9,790,880
Island	89	0.66%	\$205,000	\$210,263	\$18,713,377
Kittitas	58	0.43%	\$215,750	\$253,068	\$14,677,938
Jefferson	44	0.33%	\$241,250	\$269,684	\$11,866,080
Okanogan	00	0.00%		\$0	\$0
Whatcom	588	4.35%	\$220,000	\$257,831	\$151,604,687
Clark	16	0.12%	\$195,000	\$206,187	\$3,298,988
Pacific	47	0.35%	\$134,900	\$145,197	\$6,824,259
Ferry	00	0.00%		\$0	\$0
Clallam	23	0.17%	\$239,000	\$238,782	\$5,491,991
Chelan	72	0.53%	\$247,250	\$260,171	\$18,732,315
Douglas	28	0.21%	\$234,500	\$234,840	\$6,575,525
Others	13	0.10%	\$388,000	\$370,672	\$4,818,736
<b>Total</b>	<b>13,526</b>	<b>100.00%</b>	<b>\$316,000</b>	<b>\$377,051</b>	<b>\$5,099,995,478</b>

Condominium Sales by Number of Bedrooms					
	2 or Fewer	3	4	5+	All
# Units	9,866	3,063	635	61	13,625
Avg Price	\$352,660	\$408,501	\$550,738	\$630,809	\$377,051
Median price	\$290,000	\$345,000	\$480,000	\$640,000	\$316,000
Lowest price	\$20,000	\$56,199	\$139,950	\$179,900	\$20,000
Highest price	\$7,155,000	\$8,000,000	\$2,255,000	\$735,990	\$8,000,000

Totals are from Dec. Area Statistics Report

**72.4% of all condos sold during 2017 had 2 or fewer bedrooms**

Data from Dec. Area Statistics Report and online surveys; excludes boat moorage slips & storage garages.

# High End Property Sales

SINGLE FAMILY HOMES		MLS Map Area Numbers	Sale Price: \$1 Mil. +
King County	SW King	100, 110, 120, 130	53
	SE King	300, 310, 320, 330, 340, 350, 360	88
	Seattle	140, 380, 385, 390, 700, 701, 705, 710	1,564
	North King	715, 720, 610*	82
	Eastside (E King)	500, 510, 520, 530, 540, 550, 560, 600	3,128
	Vashon	800	21
Total King County		4936	
Other Counties	Chelan	22	
	Clallam	7	
	Clark	4	
	Douglas	2	
	Grays Harbor	5	
	Island	41	
	Jefferson	7	
	Kitsap	169	
	Kittitas	23	
	Mason	1	
	Pacific	1	
	Pierce	133	
	San Juan	47	
	Skagit	19	
	Snohomish	251	
	Thurston	9	
	Whatcom	50	
	All others	0	
	76.16% increase over 2016	5,727	
	2016	3,251	

\*Area 610 includes only the portion in King Co

CONDOMINIUMS		MLS Map Area Numbers	Sale Price: \$500K +
King County	SW King	100, 110, 120, 130	12
	SE King	300, 310, 320, 330, 340, 350, 360	5
	Seattle	140, 380, 385, 390, 700, 701, 705, 710	1,283
	North King	715, 720, 610*	42
	Eastside (E King)	500, 510, 520, 530, 540, 550, 560, 600	1,034
	Vashon	800	1
Total King County		2,377	
Other Counties	Clark	1	
	Island	1	
	Jefferson	2	
	Kitsap	72	
	Kittitas	0	
	Mason	0	
	Pacific	0	
	Pierce	66	
	San Juan	3	
	Skagit	6	
	Snohomish	36	
	Whatcom	40	
	All others	0	
	Total 23 counties	47.04% increase over 2016	2,604
	2016	1,771	

72.4% of all condos sold during 2017 had 2 or fewer bedrooms

43 single family homes sold for \$5 million or more. Of the five highest priced, all were waterfront homes; 4 were on the Eastside, led by the highest priced, a home in Medina that sold for \$23,375,000. It was followed by two homes in Bellevue, another home in Medina, and one in Seattle's Laurelhurst neighborhood.

41 condos sold for \$2 million or more. Of the five top priced units, three were in downtown Seattle, including the highest that sold for \$7.5 million (a penthouse at Millennium Tower). The 4th and 5th highest priced condos were in downtown Kirkland.

# Comparison of Average Prices

## CLOSED SALES—SINGLE FAMILY HOMES + CONDOMINIUMS

\$

### Price Change year over year

	King	Snohomish	Pierce*
1989**	\$134,567	\$117,640	\$109,901
1990	\$166,270	\$142,536	\$129,277
1991	\$169,033	\$144,063	\$132,540
1992	\$172,550	\$149,084	\$140,494
1993	\$174,722	\$152,673	\$143,089
1994	\$182,351	\$158,910	\$143,216
1995	\$189,980	\$160,936	\$145,106
1996	\$197,372	\$163,613	\$146,836
1997	\$213,821	\$172,517	\$149,895
1998	\$239,839	\$189,818	\$152,553
1999	\$265,111	\$198,249	\$157,330
2000	\$287,851	\$212,097	\$173,036
2001	\$295,240	\$222,077	\$174,536
2002	\$311,285	\$233,082	\$197,317
2003	\$323,004	\$243,408	\$198,948
2004	\$356,954	\$272,221	\$234,936
2005	\$407,718	\$308,664	\$265,687
2006	\$462,562	\$354,631	\$300,884
2007	\$497,855	\$383,004	\$311,339
2008	\$481,242	\$355,628	\$284,277
2009	\$425,319	\$311,018	\$250,232
2010	\$430,409	\$292,556	\$241,429
2011	\$392,185	\$255,364	\$213,466
2012	\$405,610	\$265,920	\$216,286
2013	\$451,313	\$300,761	\$235,770
2014	\$494,055	\$330,138	\$250,477
2015	\$533,297	\$362,543	\$274,579
2016	\$592,534	\$400,588	\$302,089
2017	\$673,984	\$451,989	\$335,413
\$ change since 2000	\$386,133	\$239,892	\$162,377

%

### Percentage Change year over year

	King	Snohomish	Pierce*
1989 (base)	\$134,567	\$117,640	\$109,901
1990	23.56%	21.16%	17.63%
1991	1.66%	1.07%	2.52%
1992	2.08%	3.49%	6.00%
1993	1.26%	2.41%	1.85%
1994	4.37%	4.09%	0.09%
1995	4.18%	1.27%	1.32%
1996	3.89%	1.66%	1.19%
1997	8.33%	5.44%	2.08%
1998	12.17%	10.03%	1.77%
1999	10.54%	4.44%	3.13%
2000	8.58%	6.99%	9.98%
2001	2.57%	4.71%	0.87%
2002	5.43%	4.96%	13.05%
2003	3.76%	4.43%	0.83%
2004	10.51%	11.84%	18.09%
2005	14.22%	13.39%	13.09%
2006	13.45%	14.89%	13.25%
2007	7.63%	8.00%	3.47%
2008	-3.34%	-7.15%	-8.69%
2009	-11.62%	-12.54%	-11.98%
2010	1.20%	-5.94%	-3.52%
2011	-8.88%	-12.71%	-11.58%
2012	3.42%	4.13%	1.32%
2013	11.27%	13.10%	9.01%
2014	9.47%	9.77%	6.24%
2015	7.94%	9.82%	9.62%
2016	11.11%	10.49%	10.02%
2017	13.75%	12.83%	11.03%
% change since 2000	134.14%	113.10%	93.84%

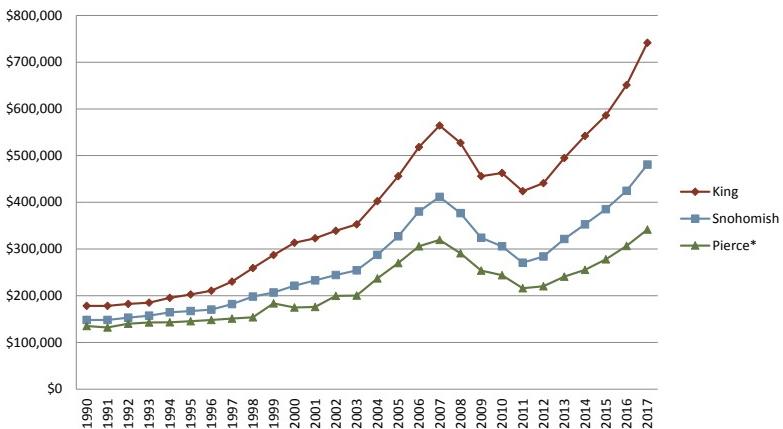
Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

\* Figures for Pierce County are partial until 1998 (primarily the northern section; NWMLS expanded services in that county during 1996-1997; the Tacoma-Pierce County MLS ceased operations 12/1/97).

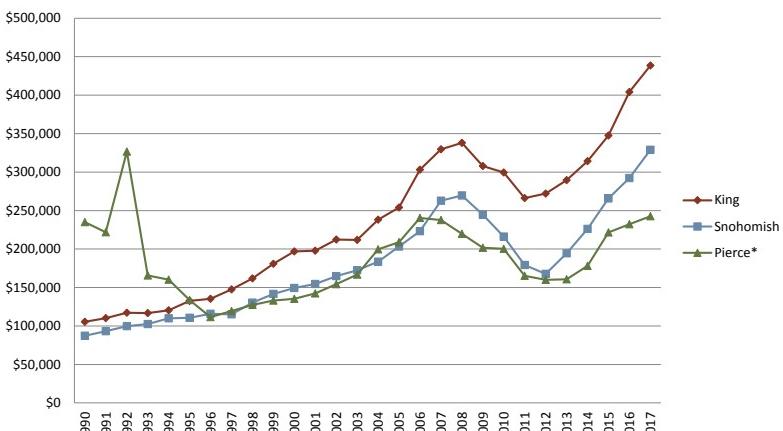
\*\* Figures from Dec. 1990 report

# Comparison of Average Prices

## Average Prices, Single Family Homes



## Average Prices, Condos



## CLOSED SALES—SINGLE FAMILY HOMES

	King	Snohomish	Pierce*
1990	\$178,187	\$147,958	\$135,292
1991	\$178,146	\$148,287	\$132,221
1992	\$182,542	\$153,243	\$140,027
1993	\$185,272	\$157,252	\$142,860
1994	\$195,296	\$164,431	\$143,047
1995	\$202,639	\$167,253	\$145,626
1996	\$210,673	\$170,257	\$148,211
1997	\$230,345	\$182,003	\$151,129
1998	\$259,237	\$198,288	\$153,906
1999	\$287,075	\$206,756	\$183,668
2000	\$313,623	\$221,287	\$174,840
2001	\$323,183	\$232,842	\$175,972
2002	\$338,969	\$244,192	\$199,645
2003	\$352,956	\$254,382	\$200,523
2004	\$402,556	\$287,437	\$237,215
2005	\$455,774	\$327,259	\$269,840
2006	\$518,108	\$380,295	\$305,660
2007	\$564,468	\$411,694	\$319,626
2008	\$527,322	\$376,821	\$290,939
2009	\$455,950	\$324,294	\$253,771
2010	\$462,809	\$305,792	\$243,793
2011	\$423,951	\$270,504	\$216,019
2012	\$441,059	\$284,228	\$220,193
2013	\$494,951	\$321,284	\$240,908
2014	\$542,225	\$352,728	\$255,329
2015	\$585,982	\$385,182	\$277,815
2016	\$650,917	\$424,711	\$306,641
2017	\$741,649	\$480,639	\$341,759
chg 2016 vs 2015	11.08%	10.26%	10.38%

## CLOSED SALES—CONDOMINIUMS

	King	Snohomish	Pierce*
1990	\$105,314	\$87,327	\$235,000
1991	\$110,193	\$93,255	\$221,833
1992	\$117,162	\$99,638	\$326,666
1993	\$116,836	\$102,454	\$165,655
1994	\$120,402	\$109,983	\$160,120
1995	\$132,612	\$110,559	\$133,701
1996	\$135,391	\$115,821	\$111,465
1997	\$147,630	\$115,174	\$119,549
1998	\$161,864	\$130,411	\$127,446
1999	\$180,786	\$141,552	\$133,024
2000	\$196,959	\$149,406	\$135,265
2001	\$197,821	\$154,449	\$142,303
2002	\$212,220	\$164,773	\$154,294
2003	\$211,776	\$172,399	\$166,821
2004	\$238,028	\$183,463	\$199,640
2005	\$253,987	\$203,346	\$208,808
2006	\$303,077	\$223,286	\$240,277
2007	\$329,627	\$262,719	\$237,670
2008	\$337,938	\$269,668	\$219,773
2009	\$307,827	\$244,751	\$201,608
2010	\$299,580	\$216,111	\$200,396
2011	\$266,107	\$179,212	\$165,160
2012	\$272,001	\$167,679	\$159,879
2013	\$289,542	\$194,358	\$160,718
2014	\$314,333	\$226,141	\$178,103
2015	\$347,598	\$265,689	\$221,489
2016	\$404,081	\$292,200	\$232,273
2017	\$438,559	\$329,024	\$242,641
change 2017 vs 2016	16.25%	9.98%	4.87%

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

\* Figures for Pierce County are partial until 1998 (primarily the northern section; NWMLS expanded services in that county during 1996-1997; the Tacoma-Pierce County MLS ceased operations 12/1/97).

\*\* Figures from Dec. 1990 report

# Comparison of Median Prices

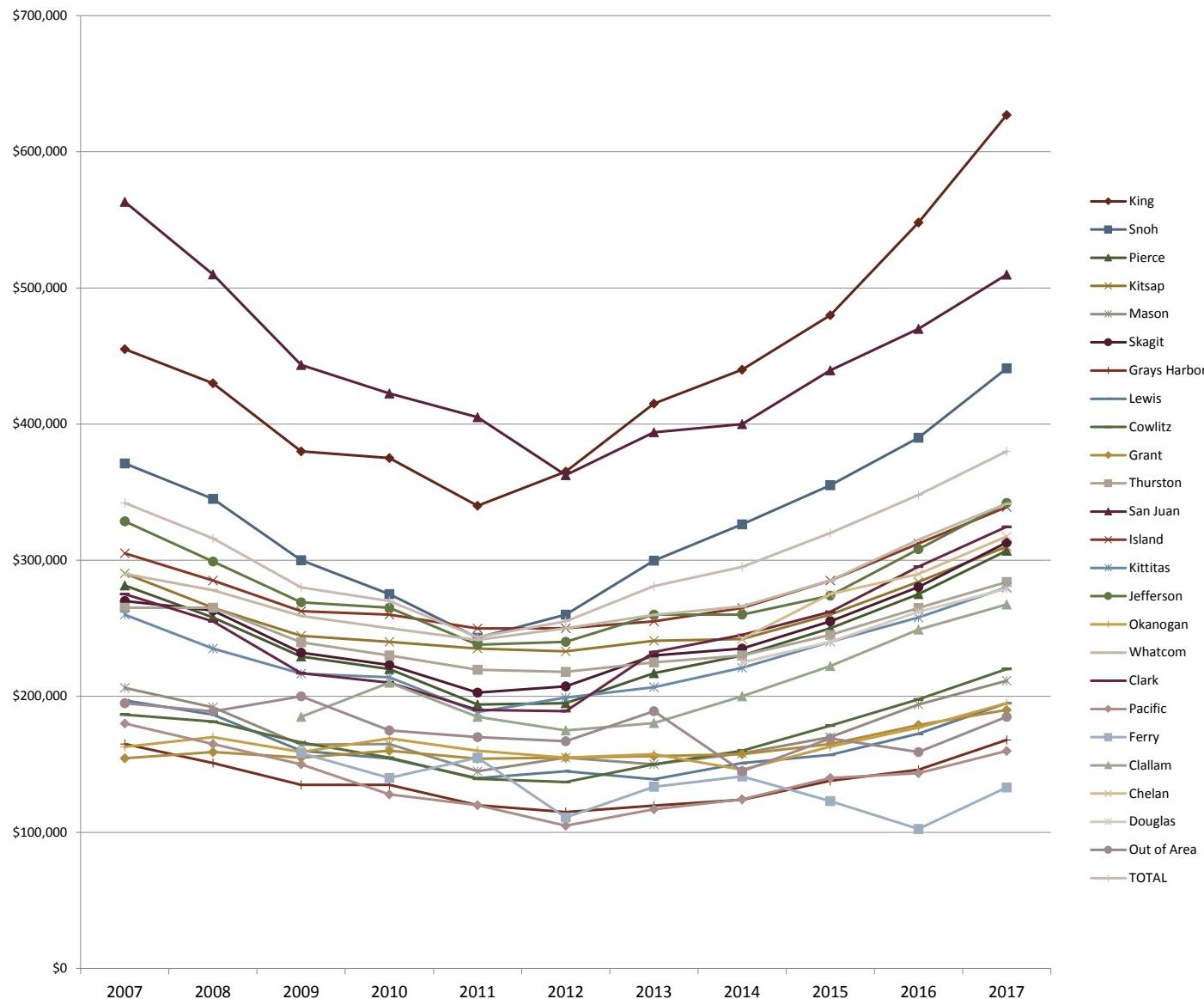
## SINGLE FAMILY HOMES (SINCE 2007)

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	% change since 2007	% change since 2016
King	\$455,000	\$429,950	\$380,000	\$375,000	\$340,000	\$365,000	\$415,000	\$440,000	\$480,000	\$548,000	\$627,000	37.80%	14.42%
Snohomish	\$371,000	\$345,000	\$299,950	\$275,000	\$243,000	\$260,000	\$299,735	\$326,360	\$355,000	\$390,000	\$440,877	18.83%	13.05%
Pierce	\$281,400	\$258,000	\$229,160	\$219,950	\$194,000	\$195,000	\$217,000	\$230,000	\$249,950	\$275,000	\$307,000	9.10%	11.64%
Kitsap	\$290,342	\$265,000	\$244,499	\$240,000	\$235,000	\$233,000	\$240,725	\$242,000	\$260,000	\$284,135	\$310,000	6.77%	9.10%
Mason	\$206,250	\$191,950	\$164,400	\$165,000	\$145,000	\$154,900	\$150,000	\$158,125	\$170,000	\$194,000	\$211,500	2.55%	9.02%
Skagit	\$270,000	\$262,953	\$232,000	\$223,000	\$202,750	\$207,385	\$230,000	\$235,000	\$255,000	\$280,250	\$313,000	15.93%	11.69%
Grays Harbor	\$165,000	\$151,000	\$135,000	\$135,000	\$120,000	\$115,000	\$119,750	\$124,000	\$137,900	\$146,053	\$168,000	1.82%	15.03%
Lewis	\$197,000	\$186,500	\$160,000	\$154,301	\$139,900	\$145,000	\$139,000	\$151,000	\$157,000	\$172,500	\$195,000	-1.02%	13.04%
Cowlitz	\$186,450	\$181,500	\$166,000	\$155,000	\$139,450	\$137,000	\$150,000	\$160,000	\$178,500	\$197,750	\$220,000	17.99%	11.25%
Grant	\$154,500	\$159,000	\$155,000	\$160,000	\$154,080	\$154,950	\$156,000	\$157,500	\$165,000	\$178,975	\$190,000	22.98%	6.16%
Thurston	\$265,000	\$265,000	\$239,635	\$229,995	\$219,500	\$218,000	\$225,000	\$229,995	\$245,000	\$264,950	\$284,000	7.17%	7.19%
San Juan	\$563,250	\$510,000	\$443,500	\$422,500	\$405,000	\$362,500	\$394,000	\$400,000	\$439,500	\$470,000	\$509,700	-9.51%	8.45%
Island	\$305,000	\$285,000	\$262,523	\$259,950	\$249,900	\$250,000	\$255,000	\$264,950	\$285,000	\$312,250	\$339,000	11.15%	8.57%
Kittitas	\$260,000	\$235,000	\$216,650	\$214,000	\$188,500	\$199,000	\$206,750	\$220,950	\$240,000	\$257,900	\$280,000	7.69%	8.57%
Jefferson	\$328,500	\$299,000	\$269,000	\$265,000	\$238,000	\$240,000	\$260,000	\$260,000	\$274,020	\$308,000	\$342,000	4.11%	11.04%
Okanogan	\$162,950	\$170,000	\$159,000	\$169,000	\$160,000	\$154,950	\$157,500	\$146,000	\$163,000	\$177,000	\$194,950	19.64%	10.14%
Whatcom	\$290,000	\$278,000	\$259,000	\$250,000	\$241,500	\$250,000	\$259,900	\$266,000	\$285,000	\$315,000	\$341,520	17.77%	8.42%
Clark	\$275,000	\$255,000	\$217,000	\$210,000	\$190,000	\$189,000	\$232,500	\$245,000	\$262,000	\$295,250	\$324,500	18.00%	9.91%
Pacific	\$180,000	\$165,000	\$150,000	\$127,950	\$120,000	\$105,000	\$117,000	\$124,250	\$140,000	\$143,500	\$159,900	-11.17%	11.43%
Ferry			\$158,225	\$140,000	\$155,000	\$111,000	\$133,500	\$141,200	\$123,000	\$102,500	\$133,000	N/A	29.76%
Clallam			\$185,000	\$210,000	\$185,000	\$175,000	\$180,300	\$200,000	\$222,250	\$249,000	\$267,500	N/A	7.43%
Chelan								\$242,250	\$275,000	\$289,900	\$317,500	N/A	9.52%
Douglas								\$225,000	\$240,000	\$262,000	\$279,000	N/A	6.49%
Others	\$195,000	\$188,950	\$199,999	\$175,000	\$170,000	\$167,000	\$189,000	\$145,000	\$169,000	\$159,000	\$185,000	-5.13%	16.35%
<b>Total</b>	<b>\$342,000</b>	<b>\$316,000</b>	<b>\$280,000</b>	<b>\$269,950</b>	<b>\$243,470</b>	<b>\$255,000</b>	<b>\$281,000</b>	<b>\$295,000</b>	<b>\$320,000</b>	<b>\$347,950</b>	<b>\$380,000</b>	<b>11.11%</b>	<b>9.21%</b>

# Comparison of Median Prices

SINGLE FAMILY HOMES (SINCE 2007)

Median Prices Since 2007



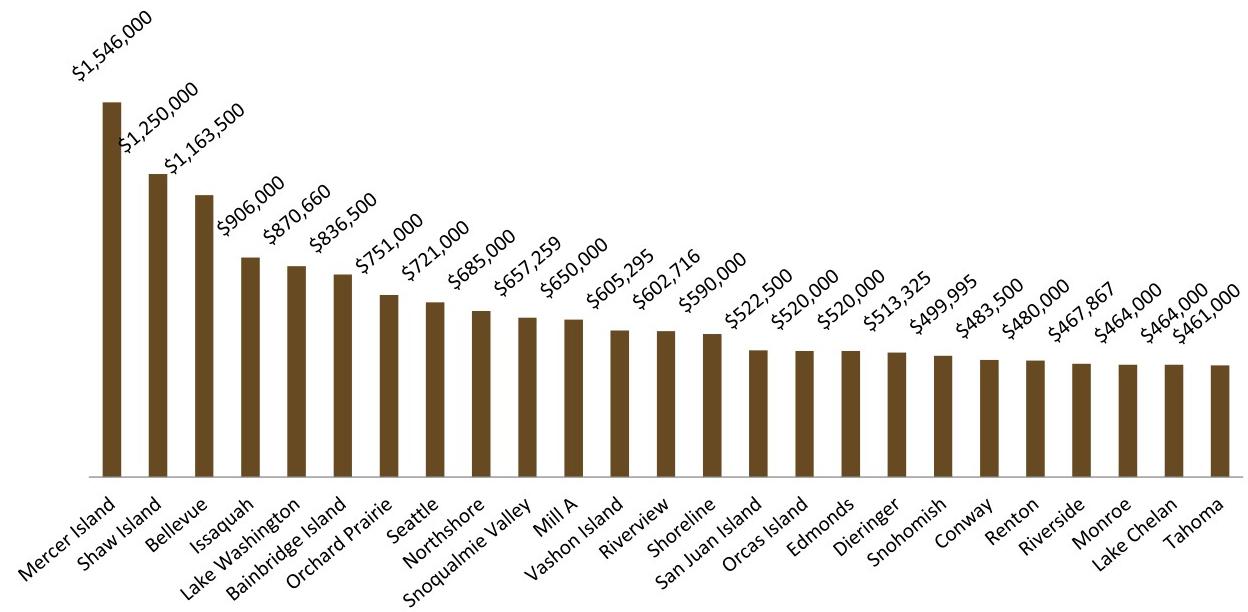
# Comparison by School Districts

25 HIGHEST PRICED—SINGLE FAMILY HOMES ONLY

25 Highest Priced		
County	District	Median
King	Mercer Island	\$1,546,000
San Juan	Shaw Island	\$1,250,000
King	Bellevue	\$1,163,500
King	Issaquah	\$906,000
King	Lake Washington	\$870,660
Kitsap	Bainbridge Island	\$836,500
Spokane	Orchard Prairie	\$751,000
King	Seattle	\$721,000
King	Northshore	\$685,000
King	Snoqualmie Valley	\$657,259
Skamania	Mill A	\$650,000
King	Vashon Island	\$605,295
King	Riverview	\$602,716
King	Shoreline	\$590,000
San Juan	San Juan Island	\$522,500
San Juan	Orcas Island	\$520,000
Snohomish	Edmonds	\$520,000
Pierce	Dieringer	\$513,325
Snohomish	Snohomish	\$499,995
Skagit	Conway	\$483,500
King	Renton	\$480,000
Spokane	Riverside	\$467,867
Snohomish	Monroe	\$464,000
Chelan	Lake Chelan	\$464,000
King	Tahoma	\$461,000

Based on closed sales of single family homes during 2017

## 25 Highest Priced School Districts

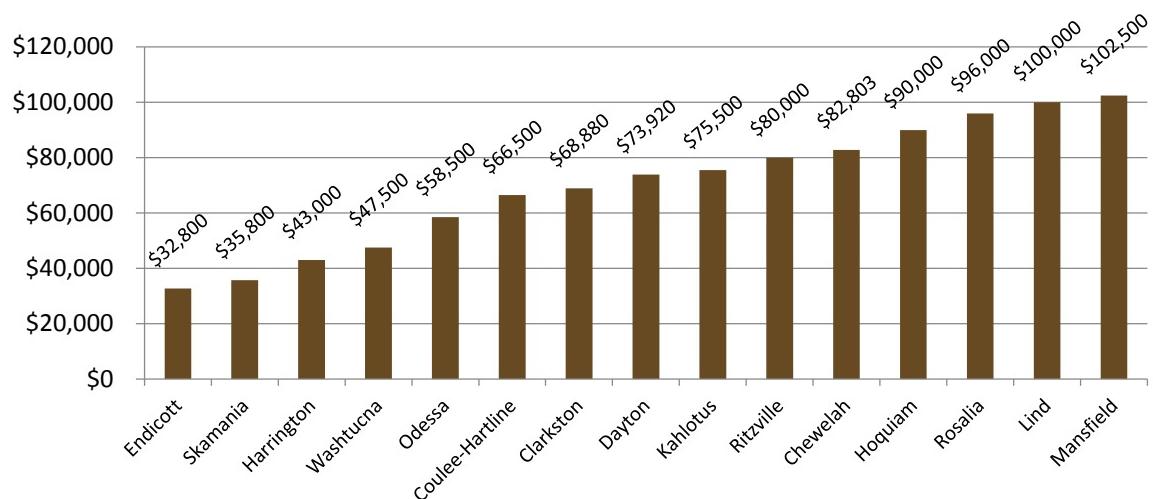


# Comparison by School Districts

10 LOWEST PRICED—SINGLE FAMILY HOMES ONLY

15 Lowest Priced		
County	District	Median
Grays Harbor	Hoquiam	\$32,800
Pacific	Raymond	\$35,800
Grant	Warden	\$43,000
Grays Hrb	Aberdeen	\$47,500
Grant	Grand Coulee	\$58,500
Grant	Wilson Creek	\$66,500
Grant	Soap Lake	\$68,880
Douglas	Bridgeport	\$73,920
Clallam	Cape Flattery	\$75,500
Pacific	South Bend	\$80,000
Grays Harbor	Taholah	\$82,803
Lewis	Morton	\$90,000
Douglas	Waterville	\$96,000
Okanogan	Oroville	\$100,000
Lewis	Pe Ell	\$102,500

15 Lowest Priced School Districts



Based on closed sales of single family homes during 2017

# Index of NWMLS Area Numbers

## ADAMS COUNTY

381 Adams

## CHELAN COUNTY

961 Lake Chelan  
964 Entiat  
971 Wenatchee  
972 Leavenworth

## CLALLAM COUNTY

911 Miller Peninsula  
912 Southeast Clallam  
913 Northeast Sequim  
914 North Central Sequim  
915 Northwest Sequim  
916 Southeast Sequim  
917 Southwest Sequim  
918 East of Port Angeles N  
919 East of Port Angeles S  
920 Northeast Port Angeles  
921 Central East Port Angeles  
922 Central West Port Angeles  
923 Northwest Port Angeles  
924 Southeast Port Angeles  
925 Southwest Port Angeles  
926 West of Port Angeles  
927 Northwest Clallam  
928 Southwest Clallam

## COWLITZ COUNTY

401 West Kelso  
402 Highlands  
403 St. Helens  
404 Westside  
405 Olympic  
406 Columbia Heights  
407 Hillside  
408 Northlake/CVG  
409 Pacific Way  
410 Beacon Hill  
411 Robert Gray/Mint  
412 West County  
414 North County  
415 Ostrander  
416 North Kelso  
417 Kelso Hill  
418 South Kelso  
419 East County  
420 South County/Woodland

## DOUGLAS COUNTY

286 Northeast Douglas County  
965 Mansfield  
968 Bridgeport  
969 Orondo  
970 East Wenatchee

## FERRY COUNTY

465 Ferry County

## GRANT COUNTY

289 East Grant County  
290 North Grant County  
291 North Central Grant County  
292 West Grant County  
293 South Grant County  
294 Central Grant County  
295 South Moses Lake  
296 Peninsula  
297 Central Moses Lake  
298 North Moses Lake  
299 West Moses Lake

## GRAYS HARBOR COUNTY

190 Taholah  
191 Pacific Beach  
192 Copalis Beach  
193 Copalis Crossing  
194 Ocean Shores  
195 Quinault  
196 Humptulips  
197 Hoquiam  
198 Aberdeen  
199 Satsop  
200 Elma  
201 McCleary  
202 Cosmopolis  
203 Montesano  
204 Oakville  
206 Westport  
208 Grayland  
214 Amanda Park  
215 Malone  
216 Neilton  
217 Aloha  
218 Moclips  
219 Central Park  
220 Ocosta

## ISLAND COUNTY

780 Camano Island  
811 South Whidbey Island  
812 Central Whidbey Island  
813 North Whidbey Island

## JEFFERSON COUNTY

480 Port Townsend  
481 Cape George  
482 South Port Townsend  
483 Marrowstone  
484 Kala Point  
485 Hadlock  
486 Gardiner  
487 Oak Bay  
488 Chimacum Valley  
489 Port Ludlow  
490 Shine  
491 Coyle  
492 Quilcene

493 Brinnon  
494 West Jefferson County

## KING COUNTY

100 Jovita/West Hill  
110 Dash Point/Federal Way  
120 Des Moines/Redondo  
130 Burien/Normandy Park  
140 West Seattle  
300 Enumclaw  
310 Auburn  
320 Black Diamond/Maple Valley  
330 Kent  
340 Renton—Benson Hill  
350 Renton—Highlands  
360 Skyway Area  
380 Southeast Seattle  
385 SODO/Beacon Hill  
390 Central Seattle  
500 East Side—South of I-90  
510 Mercer Island  
520 Bellevue—West of 405  
530 Bellevue—East of 405  
540 East of Lake Sammamish  
550 Redmond/Carnation  
560 Kirkland/Bridle Trails  
600 Juanita/Woodinville  
610 Southeast Snohomish  
700 Queen Anne/Magnolia  
701 Belltown/Downtown  
705 Ballard/Greenlake  
710 North Seattle  
715 Richmond Beach/Shoreline  
720 Lake Forest Park  
800 Vashon Island

## KITSAP COUNTY

141 South Kitsap—West Hwy 16  
142 South Kitsap—East Hwy 16  
143 Port Orchard  
144 Retsil/Manchester  
145 Seabeck/Hilly  
146 Chico  
147 Silverdale  
148 West Bremerton  
149 East Bremerton  
150 East Central Kitsap

# Index of NWMLS Area Numbers

161 Hansville  
 162 Kingston  
 163 Port Gamble  
 164 Lofall  
 165 Finn Hill  
 166 Poulsbo  
 167 Suquamish  
 168 Indianola  
 170 Bainbridge Island

**PACIFIC COUNTY**  
 207 Bay Center  
 209 Tokeland  
 210 Raymond  
 211 South Bend  
 212 Menlo  
 213 Lebam  
 930 South Pacific County

## KITTITAS COUNTY

948 Upper Kittitas County  
 949 Lower Kittitas County

## LEWIS COUNTY

426 Centralia  
 428 Adna/Pe Ell  
 430 Chehalis  
 432 Napavine  
 434 Onalaska  
 436 Morton

## MASON COUNTY

171 Belfair/Hood Canal N  
 172 Mason Lake Region  
 173 South Shore Hood Canal  
 174 Harstine Island  
 175 Shelton  
 176 Agate  
 177 SW Mason County  
 178 NW Mason County  
 179 Arcadia/Kamilche  
 180 North Mason County

## OKANOGAN COUNTY

620 Okanogan County  
 966 Methow Valley  
 967 Brewster/Pateros

## PIERCE COUNTY

1 Gig Harbor  
 2 Purdy  
 3 Rosedale  
 4 Key Peninsula South  
 5 Fox Island  
 6 Gig Harbor South  
 7 Artondale  
 8 Gig Harbor North  
 9 Key Peninsula North  
 12 Anderson Island  
 13-25 North Tacoma  
 26-30 Central Tacoma  
 31 Tacoma  
 32-35 University Place/Fircrest  
 36-40 Lakewood  
 41 Lakewood/Tillicum  
 42 Dupont  
 43 Steilacoom  
 44 Ketron Island  
 45-53 South Tacoma  
 54-62 Southeast Tacoma  
 63-69 Parkland  
 70 Fife  
 71 Milton  
 72 Edgewood  
 73-74 Sumner  
 78 Port of Tacoma  
 79-88 Puyallup  
 89 Graham/Fredrickson  
 94-95 Browns Point  
 99 Spanaway  
 109 Lake Tapps/Bonney Lake  
 111 Buckley  
 114 Orting  
 119 Roy/McKenna  
 121 Harts Lake  
 122 Graham

123 Tanwax Lake/Kapowsin Lake  
 124-125 Eatonville  
 126 Alder  
 127 Elbe  
 128 Ashford  
 129 Clear Lake  
 134 East Pierce County/Mt. Rainier  
 135 Greenwater

## SAN JUAN COUNTY

899 Waldron Island  
 900 San Juan Island  
 901 Orcas/Obstruction/Crane Islands  
 902 Lopez/Frost Islands  
 903 Decatur/Center/Blakely Islands  
 904 Stuart/Henry/Pearl/Johns Islands  
 905 Other San Juan Islands  
 908 Shaw Island

## SKAGIT COUNTY

815 Anacortes  
 816 Guemes Island  
 817 Other Skagit County Islands  
 820 La Conner  
 825 Burlington  
 830 Sedro Woolley  
 835 Mount Vernon  
 840 Lyman/Hamilton  
 845 Concrete & Up River

## SNOHOMISH COUNTY

610 Southeast Snohomish County  
 730 Southwest Snohomish County  
 740 Everett/Mukilteo  
 750 East Snohomish County  
 760 Northeast Snohomish County  
 770 Northwest Snohomish County

## THURSTON COUNTY

441 Thurston Northwest  
 442 Black Hills  
 443 Tumwater  
 444 Olympia Westside  
 445 Boston Harbor  
 446 Thurston Northeast

447 Olympia North  
 448 Olympia South  
 449 East Olympia  
 450 Lacey  
 451 Hawks Prairie  
 452 Thurston Southeast  
 453 Yelm/Rainier  
 454 Thurston South  
 455 Rochester

## WAHKIAKUM COUNTY

413 Wahkiakum County

## WHATCOM COUNTY

850 Sudden Valley  
 855 South Bay/Glenhaven  
 860 Bellingham  
 865 Meridian  
 870 Ferndale/Custer  
 871 Lummi Island/Eliza Island  
 880 Blaine/Birch Bay  
 881 Point Roberts  
 885 Lynden  
 890 Nooksack Valley  
 895 Mount Baker/Deming

## OUT OF AREA

96 Asotin County  
 131 Columbia County  
 136 Garfield County  
 244 Benton County  
 245 Franklin County  
 386 Lincoln County  
 475 Yakima County  
 501 Klickitat County  
 561 Spokane County  
 907 Walla Walla County  
 940 Stevens County  
 950 Skamania County  
 980 Pend Oreille County  
 990 Whitman County